

River Watch Homeowners Association of Hillsborough Inc.
Board of Directors Monthly Meeting
Beef O'Brady's
4330 Bell Shoals Road, Valrico, FL 33596
August 15, 2018

Call to Order

Quorum Call, Notice of Meeting:

Margaret C., President called the meeting to order at 7:12PM.

Directors present were:

Margaret Cabral – President
Susan Flynn – Vice President
James Pulkowski – Treasurer - Absent
Judy Serra – Secretary
Becky Clemments – Director-at-Large

Committee Members in attendance were:

Dawn Callao – ACC Chair
Carol Livingston, Landscape Chair - Absent
Judy Serra, Website Chair
Kara Rutherford, Welcome Chair – Absent

Also, in attendance were:

Fred Lockmueller, Homeowner
Tony Wilson, Homeowner
Ken Speer, Homeowner
Jon Grass, GPI

Review and Adoption of Minutes

Motion made by Susan F. 1st and Becky C. 2nd to accept the minutes from the July 2018 meeting. Motion carried unanimously.

Reports:

ACC: Dawn Callao

The following requests were submitted:

- 12319 Riverglen – install board-on-board wood fence
- 9430 Cloverglen – re-roof
- 9420 Sayre – re-roof
- 9420 Sayre – install gutters and down spouts
- 12303 Brenton Oak – re-roof
- 12402 Riverglen – re-roof
- 12428 Windmill Cove – re-roof
- 9608 Birnamwood – install white PVC fence

The following requests were submitted with stipulations:

- 12442 Windmill Cove – re-roof
- 9602 Birnamwood – landscaping

Motion made by Margaret C. 1st and Becky C. 2nd to accept. Motion carried unanimously.

President's Report:

- Newsletter: Thanks for submitting the articles. We are all set for the submission to Riverglen.

Treasurer Report – James Pulkowski

- None.

Landscape Committee: Margaret Cabral for Carol Livingston

- None.

Welcome Committee: Judy Serra for Kara Rutherford

- No welcome packets were delivered this month. Attempted to visit several homeowners but no one was home.

Website Committee: Judy Serra

- No report.

Homeowner Concerns:

- None

Legal:

Collection Status:

- Item 1 – Assessment lien foreclosure filed and served. In the process of drafting the motion for summary judgement and supporting affidavits.
- Item 2 – Funds received. File closed.
- Item 3 – Funds received. File closed.

Attorney Actions:

- No actions

Violations:

- Reviewed the violations report and removed the issues which have been resolved. Will continue to monitor the current violations thru to resolution.

Management Report:

- Fence enclosure at entrance was cleaned.

Unfinished Business:

- Amendment updates continue to be discussed...no action.

New Business:

- Violation Template – Reviewed GPI categorized and dated template to keep better track of violations. Also shared with the ACC for their review and awareness.
- Collection Policy Review – GPI wants clarification on how to manage the small balances: No letter to be sent out for balances lower than \$10 while keeping the balances under \$10 on the list to review during the next payment cycle. Motion made by Judy S. 1st and Susan F. 2nd to have Attorney send demand letters to homeowners who have not paid the July 2018 assessment. Motion carried unanimously.
- Unapproved modifications – carport and shed in the back of the house, in addition to the fence. Violation letter sent and homeowner complained about the property next door. Motion made by Margaret C. 1st and Judy S. 2nd to have Attorney letter sent to homeowner for all violations. Motion carried unanimously.
- Mueller Pressure washing invoice in the amount of \$550. Motion made by Becky C. 1st and Judy S. 2nd to pay the invoice. Motion carried unanimously.
- Brightview issues – for the 2nd time in 3 months they mowed the fountain grass in back of the River Watch sign. Margaret was also told that the fern would be replaced but has not and in addition, the jasmine has died and needs to be replaced.
- Status of claim for tree damage by Coleman Worldwide Trucking. Claim was denied by the trucking company. Margaret will contact Attorney to discuss course of action to be taken.
- Margaret and Susan met with the arborist from the University of Florida (Hillsborough County Extension Services) to discuss the trees in the community. Rob Northrup provided a list of 100 tree options to consider for replanting.
- Proposed date for Annual meeting: January 16th. Bloomingdale Library can be booked 3 months in advance (October).
- Homeowner email permission form. Fred Lockmueller will create an editable .pdf file which we will review at the next meeting. Intent is to add this form to the River Watch HOA website Forms page. Tony Wilson has volunteered to add a message (to River Watch residents only) on the Nextdoor app with a link to the form once it is available. The hope is that homeowners will give permission to the HOA to send email messages to them.
- Have received several complaints from homeowners about people fishing on their property. One option would be for homeowners to place No Trespassing signs.

Determination of the Next Meeting:

The next monthly meeting will be held on September 19, 2018 at Beef O'Brady's on Bell Shoals Road, Valrico, FL

Adjournment:

Motion made by Susan F. 1st and Judy S. 2nd to adjourn by unanimous vote at 9:02PM.

Approved by: Judy Serra

Date: 9/20/18

Judy Serra
River Watch Board Secretary