

River Watch Homeowners Association of Hillsborough Inc.  
Board of Directors Monthly Meeting  
Beef O'Brady's  
4330 Bell Shoals Road, Valrico, FL 33596  
September 19, 2018

**Call to Order**

**Quorum Call, Notice of Meeting:**

Margaret C., President called the meeting to order at 7:00 PM.

Directors present were:

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

Directors absent were:

Judy Serra – Secretary

Committee Members:

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

Also, in attendance were:

Fred Lockmuller, Homeowner  
Laura Bartz, Homeowner  
Debbie Gambin, Homeowner  
Jon Grass, GPI

**Review and Adoption of Minutes**

Motion made by Becky C. 1<sup>st</sup> and Margaret C. 2<sup>nd</sup> to accept the minutes from the August 2018 meeting. Motion carried unanimously.

**Homeowner Concerns:**

- Laura Bartz concerned about water collecting in the gutters in front of her house, wanted to know what procedure in place for fixing. Margaret C. will get back to her after the meeting. Debbie Gambin stated she has a sidewalk cracked in front of her house. Margaret C. will get back with her after inspection.

**Reports:**

**ACC: Dawn Callao**

The following requests were submitted and approved by the ACC:

- 12518 Riverbirch Dr. 6' white PVC privacy fence.
- 12612 Riverbirch Dr. Roof replacement
- 9416 Sayre St. Roof replacement
- 9401 Sayre St. Roof replacement
- 12518 Riverbirch Dr. Exterior paint

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

**President's Report: Margaret Cabral**

- None

**Treasurer Report – James Pulkowski**

- Discussion of reserves and cash flow and expenses. Budget meeting scheduled for next month BOD meeting.

**Landscape Committee: Margaret Cabral for Carol Livingston**

- Margaret C. will speak with landscaper 9/20/18 regarding replacing the dead jasmine.

**Welcome Committee: Margaret C. for Kara Rutherford**

- No welcome packets were delivered

**Website Committee: Judy Serra absent**

- No report

**Legal:**

**Collection Status:**

- Items 1, 3 and 5 – Claim of lien as soon as 45 days have passed.
- Item 2 – BOD recommends sending a letter of violation.
- Item 4 – Funds disbursed. File closed.

**Attorney Legal Status Update:**

- No actions

**Violations:**

- Motion made by Margaret C. and seconded by Becky C. ,passed unanimously to notify Attorney Friscia to send a letter to homeowners to remove unapproved structures.
- Homeowner notified GPI that the RV will be stored out of view. A second letter will be sent to Homeowner to remove RV from property.
- Will continue to monitor current violations through to resolution.

**Management Report:**

- Received a notice from the insurance company that their inspector needs a photo of the fire extinguisher in the guard house and the

current inspection tag on the extinguisher. Jon said he will handle getting the extinguisher filled and current.

- Backflow inspected by Chris' Plumbing
- Margaret C. will look at a report of the street sinking next to the gutters/curbs of 12544 Riverbirch Dr.

**Unfinished Business:**

- Collection Policy review tabled until next month
- Unapproved modifications –
- Vehicle storage – Jon will send a letter to have owner remove vehicle from premises by next Friday, 9/28/18
- Maintenance concerns – Notify Attorney Friscia to inform homeowner of 12417 Windmill Cove that property is not in compliance with deed restrictions.
- Margaret C. will continue to pursue damage to oak tree by moving company.
- Amendment updates continue to be discussed...no action.

**New Business:**

- Deed restrictions are notated in Violation letters to owners.
- \$25 late fee discussion, Margaret C. will ask attorney Friscia.
- Margaret C. will send a thank you card to Newsletter Chairman.
- Roof patching on 12413 Riverglen Dr. Jon will drive by and take a look.
- Gutter in front of 9617 Birnamwood will be looked at.
- County arborists will meet with interested parties on 9/21/18 at Margarets's house to discuss trees suitable for this HOA.

**Determination of the Next Meeting:**

The next monthly meeting will be held on October 24, 2018 at Beef O'Brady's on Bell Shoals Road, Valrico, FL

**Adjournment:**

Motion made by Becky C. 1<sup>st</sup> and <sup>Susan Ate</sup> Sandy F. 2<sup>nd</sup> to adjourn by unanimous vote at 8:40 PM.

Approved by: Becky Clemments

Date: 10/24/18

Becky Clemments DL for Judy Serra  
River Watch Board Secretary