

River Watch Homeowners Association of Hillsborough Inc.
Board of Directors Monthly Meeting
The Crossings at Riverview
8451 U.S. Highway 301 South, Riverview, FL 33578
October 24, 2018

Call to Order

Quorum Call, Notice of Meeting:

Margaret C., President called the meeting to order at 7:02PM.

Directors present were:

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

Committee Members in attendance were:

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

Also, in attendance were:

Fred Lockmueller, Homeowner
Jon Grass, GPI

Review and Adoption of Minutes

Motion made by Susan F. 1st and James P. 2nd to accept the minutes from the September 2018 meeting. Motion carried unanimously.

Reports:

ACC: Margaret Cabral for Dawn Callao

The following requests were submitted and approved:

- 12618 River Birch Dr – replace existing wood fence
- 12515 Riverglen Dr – roof replacement
- 12534 River Birch Dr – roof replacement
- 12414 River Birch Dr – repaint house

The following request was approved with stipulations:

- 12604 River Birch Dr – remove tree

The following requests were rejected and will be sent back to homeowner with explanation:

- 9407 Clover Glen Dr – shed
- 9407 lover Glen Dr - carport

Motion made by Judy S. 1st and James P. 2nd to approve the shed if stipulations are met.

Motion made by Judy Serra 1st and Becky C. 2nd to accept the ACC report. Motion carried unanimously.

President’s Report:

- Need to be aware of a depression in the road at the corner of 12544 River Birch
- Would like ACC to look into the mailboxes and posts for replacements to ensure what’s in the guidelines are still in available.
- Notice the lights are out at the entrance. GPI and Fred Lockmueller will look into it.

Treasurer Report – James Pulkowski

- Financials: Cash position could be better
- Meeting scheduled with Edward Jones on 11/16 to discuss investment options for maturing bonds
- There are 5 homeowners who are behind in their assessment payment
- Reserve study – Margaret suggests we discuss getting this done in 2019

Landscape Committee: Margaret Cabral for Carol Livingston

- Requested that plantings be added for the Holidays. Brightview will provide a proposal.

Welcome Committee: Margaret Cabral for Kara Rutherford

- New Homeowner list has not been received from GPI therefore no welcome packets were delivered. GPI will look into this.

Website Committee: Judy Serra

- New traffic judication document will be added in place of the current

Homeowner Concerns:

- None

Legal:

Collection Status:

- Items 1 and 5 – sent the 45-day intent to lien letter, awaiting decision on the proposed claim of lien for execution.
- Item 2 – payoff request received
- Item 3 – awarded final judgement by the court with a sale date of 11/2/18.
- Item 4 - payment received, file closed

Attorney Legal Status Update:

- No actions

Violations:

- Item 1 – Trailer on property, awaiting decision to send violation letter
- Item 2 – Condition of yard and house, awaiting further instruction.
- Item 3 – Fence in poor condition, awaiting further instruction. Remove.
- Item 4 – Unapproved installations in back yard, violation letter sent, owners have until October 21st to respond.
- Item 5 – Unapproved landscaping, awaiting decision to send Statutory Offer to Participate in Mediation letter. Motion made by Susan F. 1st and Becky C. 2nd to present an offer to the homeowner to return the property back to the original condition. Motion carried unanimously.

Management Report:

- Backflow inspection completed by Chris's Plumbing.
- Photo of fire extinguisher and inspection tag at the guard house requested by insurance company was completed.

Unfinished Business:

- Collection Policy Review – addendum added and approved.
- Vehicle Storage – sent letter with offer to mediate.
- Maintenance concerns – 12417 Windmill Cove – Motion made by Margaret C. 1st and Susan F. 2nd to have this matter sent to attorney. Motion carried unanimously.
- Status of claim for damaged tree by Coleman Worldwide Trucking – trucking company denied claim – need to get an estimate on cost to replace the tree.

New Business:

- Funds from reserves can be used for catastrophic occurrences will be discussed at the annual meeting.
- Yard Sale Chairman – we need a formal chairperson to manage it or we need to rethink having these in the future. This will be discussed at the annual meeting.
- Met with a representative from Hillsborough County to evaluate the tree situation in River Glen. An amendment would need to be approved to make any changes to the trees and plants in the neighborhood. *Watch*
- Congrats to Becky Clemments for completing "The Basics of Being a Community Association Board Member" class on October 24, 2018.

Determination of the Next Meeting:

The next monthly meeting will be held on November 14, 2018 at The Crossings at Riverview, 8451 U.S. Highway 301 S., Riverview, FL 33578.

Adjournment:

Motion made by James P. 1st and Becky C. 2nd to adjourn by unanimous vote at 8:48PM.

Approved by: _____



Date: _____

11/14/18

Judy Serra
River Watch Board Secretary