

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
November 14, 2018

Call to Order

Quorum Call, Notice of Meeting:

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

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 Lockmuller, Homeowner

Tina Fraizer, Homeowner

Michael Dunn, Homeowner

Jon Grass, GPI

Review and Adoption of Minutes

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

Reports:

ACC: Margaret Cabral for Dawn Callao

The following requests were submitted and approved:

- 12320 Riverglen Dr – roof replacement
- 12426 Riverglen Dr – roof replacement
- 12531 Riverglen Dr – repaint house
- 12402 Riverglen Dr – roof replacement

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

President's Report:

- Budget Adoption meeting scheduled for Tuesday, November 27th at 7pm at The Crossing at Riverview to approve the budget.
- Annual meeting date set for January 16, 2019 at 7pm at The Crossings at Riverview

Treasurer Report – James Pulkowski

- Financials – Operating account was negative for the month due to homeowner non-payment. Expect November to be similar. Overall, YTD is negative \$7,400 but big picture is still positive \$17,900 from the beginning of the year. Can move monies from reserves to operating.
- Request to conduct research for reserve audit companies to be presented at a future meeting.

Landscape Committee: Margaret Cabral for Carol Livingston

- None

Welcome Committee: Margaret Cabral for Kara Rutherford

- None

Website Committee: Judy Serra

- Traffic adjudication document added to Documents
- Need to work with a representative from the ACC to update
 - ACC Request Form
 - Restrictions Summary

Homeowner Concerns:

- None

Legal:

Collection Status:

- Item 1 - sent the 45-day intent to lien letter, in the process of getting the executed claim of lien recorded
- Items 2, 3 and 4 – payment received, file closed

Attorney Legal Status Update:

- No actions

Violations:

- Item 1 – In the process of scheduling a mediation conference
- Items 2 and 3 – Resolved
- Item 4 – If further action is necessary a Statutory Offer to Participate in Mediation will need to be served
- Item 5 – Homeowner claims violations have been corrected, if not the next step would be to send a Statutory Offer to Participate in Mediation. Attorney will be updated.

- Item 6 – Will wait until January to make a decision as to next steps.
- Item 7 – Demand letter sent, no response received.
- Item 8 – No response received to Violation Letter, next step would be to send a Statutory Offer to Participate in Mediation. Will wait until January to make a decision as to next steps.

Management Report:

- Coordinating with the new management company on the transition

Unfinished Business:

- Amendment is needed for approved trees and plants. Will add as an agenda item to the January 2019 meeting.
- Will revisit the amendment to collect attorney fees on the January 2019 meeting agenda.

New Business:

- Brightview Proposal for new plantings (winter colors) at the entrance \$358.22. Motion made by Judy S. 1st and James P. 2nd to accept the proposal. Motion carried unanimously.
- Review contract for new management company. Motion made by Susan F. 1st and Becky C. 2nd to accept the amended contract from McNeil Management Services Inc. beginning December 1, 2018. Motion carried unanimously.

Determination of the Next Meeting:

The next monthly meeting will be held on November 27, 2019 at 7:00 p.m. at The Crossings at Riverview, 8451 U.S. Highway 301 S., Riverview, FL.

Adjournment:

Motion made by James P. 1st and Judy S. 2nd to adjourn by unanimous vote at 8:26PM.

Approved by: _____



Date: _____

11/27/18

Judy Serra
River Watch Board Secretary