

# RIVER WATCH

HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting January 16, 2019 Meeting Minutes

### 1. Call to Order-Certifying of Quorum

Margaret Cabral called the meeting to order at 7:30 p.m. Board members Susan Flynn, James Pulkowski, Michael Dunn and Becky Clemments were also present, therefore a quorum was established. The affidavit of mailing was presented as certification of timely meeting notice. Doug Pinner and Jennifer Conti represented McNeil Management.

### 2. Approval of Meeting Minutes: Board reviewed the prior meeting minutes.

**On Motion:** Duly made by James, second by Susan and carried unanimously.

**Resolve:** To waive reading and approve the prior meeting minutes as presented.

### 3. Reports

**Treasurer:** James discussed financials, gave updates on CD's and Bonds and answered questions from the Board. James requested that money in the reserves account reimburse the operating account for work that was budgeted from the reserves, but was paid from the operating account by GPI. The next meeting with Edward Jones will be in May.

Manager explained that Omaha Bank will require the Association to specifically authorize McNeil Management to act on its behalf for changes to the existing CD accounts mailing addresses and other account activity as needed. The Board agreed to grant McNeil Management authority to act on its behalf with the Omaha Bank accounts.

**On Motion:** Duly made by Margaret, second by James and carried unanimously.

**Resolve:** To authorize McNeil Management to act on behalf of the HOA with regard to all Omaha Bank accounts.

**Financials:** Board members discussed financial reports from previous management company. Board discussed debit and credit balances forward from GPI on homeowner accounts and instructed current manager to adjust accordingly.

**On Motion:** Duly made by James, second by Becky and carried unanimously.

**Resolve:** To write off owner account balances with a debit balance of \$10 or less, to require payment of debit balances over \$10, to write off credit balances of \$10 or less and to reimburse owners with credit balances over \$10.00.

**Committee:** Kara Rutherford resigned as chair of the Welcoming Committee, Dawn Collao agreed to help out until another chairperson is assigned. Kara Rutherford volunteered to be the Yard Sale Committee Chairperson.

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## 4. Business Items

**Estoppel Resolution:** Board discussed and signed the Estoppel Resolution.

**On Motion:** Duly made by Michael, second by James and carried unanimously.

**Resolve:** To adopt Estoppel Resolution in keeping with Florida Statutes.

**Uniform Collection Policy:** Board discussed and signed the Uniform Collection Policy.

**On Motion:** Duly made by Margaret, second by Susan and carried unanimously.

**Resolve:** To adopt the Uniform Collection Policy for delinquent assessments.

**Board Representative in Mediation:** Board members discussed allowing Margaret Cabral to represent the HOA and attend mediations when required. Manager suggested that board pre-authorize any/all board member(s) that may be called upon to attend a mediation to act on behalf of the Association, rather than on a case-by-case basis.

**On Motion:** Duly made by Susan, second by Becky and carried unanimously.

**Resolve:** To consider any board member who attends a mediation on behalf of the Association to be pre-authorized to act on behalf of the Association.

**Restriction Summary:** The Board discussed the need to update the Restrictions Summary and plans to review/approve the new summary at the next board meeting. Manager will notify all owners accordingly, that new rules/standards will be considered.

**On Motion:** Duly made by Becky, second by Susan and carried unanimously.

**Resolve:** To mail notice to all owners of record regarding board consideration of new standards.

**Ongoing Violations with Attorney:** Margaret shared attorney updates regarding ongoing violations.

**Towing Policy:** Board discussed ongoing issues with overnight street parking and would like to engage a towing policy. Board will work to document their parking rules and towing policy and will notify owners prior to adoption as required.

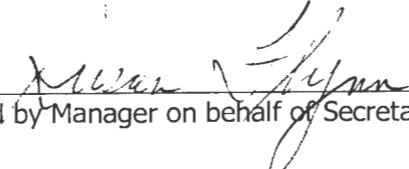
**On Motion:** Duly made by Becky, second by Susan and carried unanimously.

**Resolve:** To begin developing parking rules and a towing policy for adoption at upcoming meeting, following proper notification to owners.

## 5. Adjournment

**On Motion:** Duly made by Margaret second by James and carried unanimously.

**Resolve:** To adjourn the meeting at 9:25 p.m.

  
Prepared by Manager on behalf of Secretary