

RIVER WATCH

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting June 17, 2020 Meeting Minutes (Zoom)

Call to Order-Certifying of Quorum

Margaret Cabral called the meeting to order at 7:10p.m. Board members Michael Dunn and Becky Clemments were also present, therefore a quorum was established. The board verified timely meeting notice. Jennifer Conti represented McNeil Management.

Approval of Meeting Minutes: Board reviewed previous meeting minutes.

On Motion: Duly made by Michael Dunn, second Becky Clemments and carried unanimously.

Resolve: To waive reading and approve the meeting minutes with changes indicated by the board regarding speeding issues.

Committee Report: Becky Clemments volunteered to head up the welcome committee. She will present suggestions, ideas and required budget to the board at the next meeting.

Violation Enforcement: Board reviewed the attorney reports and determined appropriate actions on violation enforcement matters. Margaret will update attorney regarding board decisions.

- Unit #1230
- Unit #1386
- Unit #1319
- Unit #1373
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On Motion: Duly made by Becky Clemments, second Michael Dunn and carried unanimously.

Resolve: To proceed with attorney enforcement action.

Management Reports: Manager reviewed management reports and answered questions from the board.

Street Repair on Riverglen/Riverbirch Drive: Board reviewed proposal from Parking Lot Services. Board had additional questions for vendor as well as involvement from the county. Proposal was tabled to be discussed later.

ACC Application Reviews: Board discussed and reviewed Architectural Applications submitted by owners.

- Unit #1352 – Denied – Door color must be on approved color list.
- Unit #1305 – Approved

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Architectural Review Process: Board discussed the process for reviewing the architectural applications and determined that the Committee will review monthly and submit to board for final approval at the monthly board meetings.

On Motion: Duly made by Margaret Cabral, second Michael Dunn and carried unanimously.

Resolve: Committee will submit applications to board for final approval at monthly board meetings.

Mulch at Front Entrance: Board approved mulch at front entrance not to exceed \$800.00.

On Motion: Duly made by Margaret Cabral, second Michael Dunn and carried unanimously.

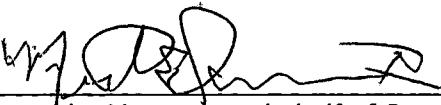
Resolve: To approve mulch at front entrance not exceeding \$800.00

MRTA: Preservation of the Covenants and Restrictions: Manager presented the annual requirement regarding Florida Statute 720.3032, consideration of Preservation of the Covenants and Restrictions. The Board is required to annually consider the filing of a notice to preserve the covenants / restrictions affecting the community from extinguishment under Marketable Record Title Act (MTRA). Manager indicated that the Association is 23 years old, so preservation is not a pressing concern at this time. The Board will need to be concerned about preservation when the community comes closer to the 30 year mark.

Adjournment

On Motion: Duly made by Becky Clements second by Michael Dunn and carried unanimously.

Resolve: To adjourn the meeting at 8:42 p.m.



Prepared by Manager on behalf of Secretary