

# RIVER WATCH

HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting April 27, 2022 Meeting Minutes (via Zoom)

### Call to Order-Certifying of Quorum

Cosmin Achim called the meeting to order at 7:04 p.m. Board members Margaret Cabral, Becky Clemments and Kathy Hofstad 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 Margaret Cabral, second by Kathy Hofstad and carried unanimously.

**Resolve:** To waive reading and approve the meeting minutes with the indicated changes for the reserve study.

**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 (MRTA) at the 30 year mark. Manager indicated that the Association is 24 years old, so preservation is not a pressing concern at this time. The Board will need to have a meaningful conversation with the Association's attorney regarding preservation of the documents when the community comes closer to the 30 year mark.

### Community Reports

**Treasurer Report:** Kathy Hofstad provided an update regarding the Reserve Study. There will be a virtual meeting with any board member that would like to attend on Thursday, April 28<sup>th</sup> followed by an onsite meeting on Friday April 29<sup>th</sup>.

**Architectural Committee:** Board discussed and reviewed Architectural Applications submitted by owners.

**On Motion:** Duly made by Margaret Cabral, second by Becky Clemments and carried unanimously.

**Resolve:** To approve the decisions made by the committee members for the submitted applications.

**Welcome Committee:** The welcome committee continues to prepare welcome baskets and distributes them to new residents.

**Violation/Collection Enforcement:** Board reviewed the attorney reports and determined appropriate actions on enforcement and collection matters. Margaret Cabral will update attorney.

**Parking/Blocking Sidewalks:** Margaret Cabral will verify with the association attorney regarding the type of action the board can take to rectify the situation. Board tabled the discussion until the next board meeting.

**Concrete Damage at Riverglen Drive and River Birch:** Board tabled discussion until after Reserve Study had been conducted and reviewed by the board.

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**Gate Camera System:** Becky Clemments provided an update regarding the camera system at the guard house. There was a failure of the UPS and the hard drive burned out. Becky will order and reinstall for a total of \$210.00 plus tax. Becky will do a monthly check of the system to verify everything is running properly.

**On Motion:** Duly made by Kathy Hofstad second by Margaret Cabral and carried unanimously.

**Resolve:** To approve the expense to replace the UPS and the hard drive for the camera system at the guard house.

**Gate Operators:** Board tabled discussion until after Reserve Study had been conducted and reviewed by the board.

**Towing Authorization Process:** Board reviewed the Towing Authorization Policy adopted by the board in 2019 and addressed any questions from recently appointed board members.

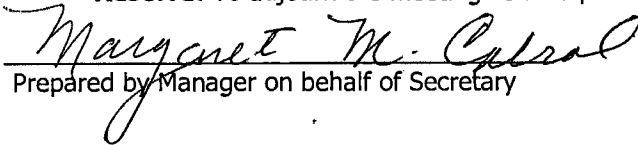
**Street Flooding on Windmill:** Board tabled discussion until after Reserve Study had been conducted and reviewed by the board. Cosmin Achim will follow up with the homeowner regarding the status.

**In-person Board Meetings vs. Virtual Meetings:** Margaret will reach out to the association attorney seeking the requirements to hold HOA Board Meetings virtually.

## Adjournment

**On Motion:** Duly made by Becky Clemments second by Margaret Cabral and carried unanimously.

**Resolve:** To adjourn the meeting at 8:30 p.m.

  
Prepared by Manager on behalf of Secretary