

RIVER WATCH

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
June 15, 2022
Meeting Minutes
(via Zoom)**

Call to Order-Certifying of Quorum

Cosmin Achim called the meeting to order at 7:07 p.m. Board members Margaret Cabral, Becky Clemments, Kathy Hofstad and Larry Ward 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 Cosmin Achim, second by Becky Clemments and carried unanimously.

Resolve: To waive reading and approve the meeting minutes.

Community Reports

President Report: Palm tree at the front of the community was struck by lightning and will need to be removed. Board will meet with landscaper on site and determine all landscaping needs at front entrance. Estimates will be provided for boards review.

Treasurer Report: Kathy Hofstad is in the process of reviewing the updated Reserve Study provided by Reserve Advisors. She will analyze the report and provide additional detail at the next board meeting.

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

On Motion: Duly made by Becky Clemments, second by Kathy Hofstad 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.

Broken Gate Procedure: Board discussed the steps to take when the gate is not working and communicating effectively to the owners. Larry Ward will create a statement and post to the message board at the front of the community. Board approval prior to posting is not required.

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

Sidewalk Parking: Board tabled the discussion until the next board meeting. The board will send their questions to the association attorney for advisement.

Gazebos/Pergolas: Board discussed the need to update standards for gazebos/pergolas in the community.

Zoom Account for ARC: Architectural Committee expressed a desire to have their own Zoom account to hold committee meetings/discussions. Margaret Cabral will do additional research and provide information to the board for review.

Guard House Update: Becky Clemments replaced the blinds, had the fire extinguisher retagged and inspected and volunteered to oversee the annual certification for the fire extinguisher. Becky will do monthly checks on the camera system to verify the system is working correctly.

HCSO Patrol: Officers have responded to the schedule provided by the board and have picked up some off duty patrol shifts. Manager will continue with requests to the county for patrol.

Gate Operators: Board reviewed the proposal from American Access regarding the replacement of the gate operators and repairing the damage caused by a lightning strike.

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

Resolve: To approve the proposals from American Access to repair the damage caused by lightning strike and replace the gate operators.

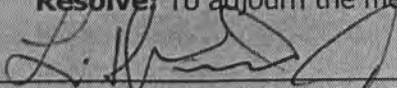
HOA Insurance: Kathy Hofstad reached out to BKS Partners to verify options and coverage for their community. The agent stated that workman's comp is not needed, and that the association is covered under general liability. Kathy will send additional information from the agent to Larry Ward per his request.

Towing Authorization: Currently the tow company is contracted for roam towing between the hours of 1:00am and 6:00am. If towing needs to occur within the community, only the board is authorized to request a tow. The board member must provide code for authorization.

Adjournment

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

Resolve: To adjourn the meeting at 8:31 p.m.



Prepared by Manager on behalf of Secretary