

# RIVER WATCH

HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting August 17, 2022 Meeting Minutes (via Zoom)

### **Call to Order-Certifying of Quorum**

Board President Cosmin Achim called the meeting to order at 7:05 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 Kathy Hofstad, second by Margaret Cabral and carried unanimously.

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

**Association Attorney:** The association attorney Frank Friscia attended the meeting to address various topics and questions from the board members regarding HOA policies, standards etc. Association attorney advised the board to determine if the speed bumps that were installed throughout the community will be permanent or removed at a designated time determined by the board.

### **Community Reports**

**Treasurer Report:** Kathy Hofstad provided an update on the financials and answered questions from the board. She will meet with McNeil Management to draft a budget for the boards review at the next meeting. Manager will provide the invoice from the association attorney for the boards review prior to releasing payment.

**Architectural Committee:** Board discussed and reviewed Architectural Applications submitted by owners. The committee continues to seek volunteers to serve on the Architectural Committee. Current Members are Bill Edis, Tony Wilson and Rick Robson.

**On Motion:** Duly made by Kathy Hofstad, second by Larry Ward 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.

**Guard Shack/Cameras:** Becky Clemments verified the cameras at the guard house are in working order. She suggested the front entrance area be reviewed for pressure washing. The board will discuss this at the November meeting.

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



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**Community Yard Sale:** Board discussed possible dates to hold their community wide yard sale. Board determined that the community yard sale will take place on October 8, 2022, 8am-2:00pm. Manager will post the information on the website. The association will take care of the advertisement and signs.

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

**Resolve:** To accept the date of October 8, 2022, to hold the community wide yard sale.

**HCSO Off Duty Check In:** Kathy Hofstad volunteered to be the check in spot for the off duty officers. Manager will update Hillsborough County Off Duty Admin to reflect the change on the submitted requests.

**Resignation of Board Member Margaret Cabral:** Margaret Cabral provided her resignation effective August 17, 2022. The Board extended a 'thank you' to Margaret for her commitment and service to the community throughout the years.

**Appointment of Bill Edis to the Board of Directors:** Bill Edis expressed his interest to serve on the Board.

**On Motion:** Duly made by Becky Clemments, second by Larry Ward and carried unanimously.

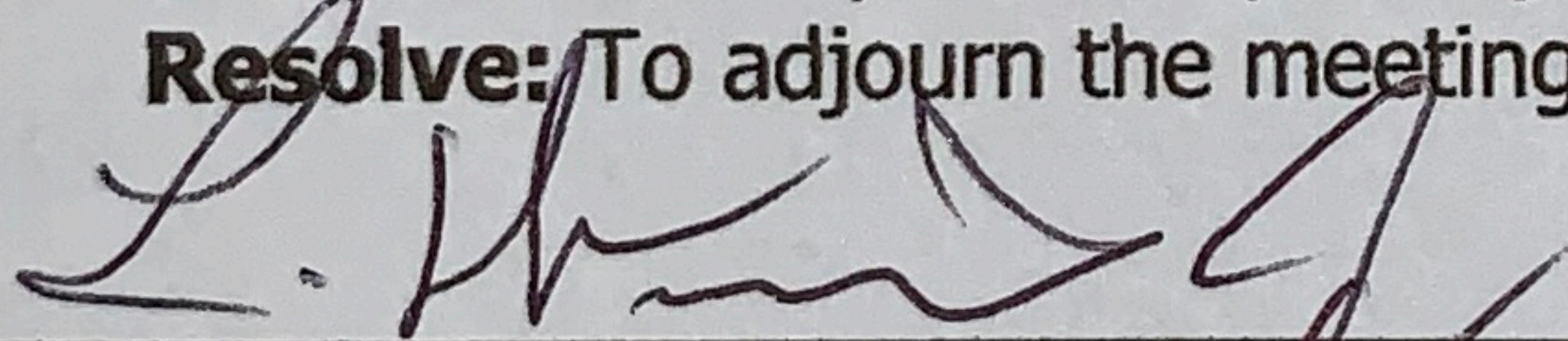
**Resolve:** To appoint Bill Edis to the Board of Directors.

**Officer Positions:** With resignation of Margaret, and appointment of Bill, the Board decided on the following positions: Cosmin Achim, President; Becky Clemments, Vice President; Kathy Hofstad, Treasurer, Larry Ward Secretary and Bill Edis Director at Large.

## Adjournment

**On Motion:** Duly made by Kathy Hofstad second by Bill Edis and carried unanimously.

**Resolve:** To adjourn the meeting at 9:40 p.m.



Prepared by Manager on behalf of Secretary