

RIVER WATCH

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting February 19, 2025 Meeting Minutes

Zoom

Call to Order-Certifying of Quorum

The board meeting was called to order at 7:02 p.m. Board members Kelly Black, Bill Edis, Kathy Hofstad, Tim Tuttle and Larry Ward were also present therefore a quorum was established. Jennifer Conti represented McNeil Management.

Approval of Meeting Minutes: Board reviewed previous meeting minutes.

On Motion: Duly made by Kelly Black second by Bill Edis and carried unanimously.

Resolve: To waive reading and approve the meeting minutes.

Homeowners Concerns/Questions: Board addressed questions from homeowners in attendance.

Management Report:

Preservation of the Covenants and Restrictions – MRTA: 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 27 years old, so the Board will need to have a conversation with the Association's attorney regarding preservation of the documents prior to the 30 year mark.

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

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

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

Sidewalk/Road Repair: Board requested manager reach out to their preferred vendor Parking Lot Servies, to obtain estimates for sidewalk and gutter pans. Board provided a list of addresses for the next phase.

Tree Damage: Board reviewed the proposal from Panorama regarding the three leaning trees at the entrance, as well as the Oak tree on Sayre Street.

On Motion: Duly made by Kathy Hofstad, second by Kelly Black and carried unanimously.

Resolve: To approve the proposal from Panorama Tree Care for the damaged trees due to the storm.

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Jasmine at Entrance: Board reviewed the proposal from Graham Landscape to replace the damaged Jasmine in the island at the front entrance. Dan provided two options.

Option 1.) Partial Replacement. Replace just the small section of damaged Jasmine and dripline tubing.

Option 2.) Total Replacement of Jasmine. Remove all Jasmine and existing drip line tubing, install new soil, drip lines and Jasmine.

On Motion: Duly made by Kathy Black, second by Bill Edis and carried unanimously.

Resolve: To approve the proposal from Graham Landscaping to do a partial replacement of the Jasmine at front entrance.

Community Paint Palette: Board discussed additional paint colors to add to their existing paint palette. Revised paint palette will be on the website for owners to review.

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

Resolve: To add the additional paint colors to the community paint palette.

Adjournment

On Motion: Duly made by Kathy Hofstad second by Kelly Black and carried unanimously.

Resolve: To adjourn the meeting at 7:46 p.m.

Prepared by Manager on behalf of Secretary