

# RIVER WATCH

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting  
January 21, 2026  
Following Annual Meeting  
Meeting Minutes**

**Zoom**

**Call to Order-Certifying of Quorum**

The board meeting was called to order at 7:40 p.m. Board members, Kelly Black, Kathy Hofstad and Rick Robson were present, establishing a quorum. Jennifer Conti represented McNeil Management.

**Approval of Meeting Minutes:** Board reviewed the minutes from the previous meeting.

**On Motion:** Duly made by Kathy Hofstad, seconded by Rick Robson and carried unanimously.

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

**Architectural Committee:** Architectural Committee reviewed submitted applications with the board. Board provided guidance and suggestions to the architectural committee.

**Notice of Preservation of the Covenants and Restrictions – MRTA:** The board discussed the requirements under the Florida Marketable Record Title Act (MRTA) to preserve the Association Declaration of Covenants, Conditions and Restrictions, which would otherwise expire after 30 years. The board reviewed the proposed Notice of Preservation prepared in accordance with Florida Statutes and discussed the benefits of maintaining the enforceability of the governing documents.

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

**Resolve:** To approve the filing of the Notice of Preservation of Covenants and Restrictions to preserve the Associations Declaration of Covenants for an additional 30 years.

The association manager will coordinate with legal counsel to record the Notice of Preservation with the Hillsborough County Clerk of Court and maintain a copy in the association's official records.

**Adjournment**

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

**Resolve:** To adjourn the meeting at 8:25 p.m.

*Approved by Board of Directors*  
Prepared by Manager on behalf of Secretary