

Riverhaven Village POA Meeting Minutes
BOARD OF DIRECTORS MEETING
352-746-6770/Fax 352-746-3607

February 15, 2017

The meeting was called to order by Vice-President Lynn Hunt at 10:10 A.M. Board members present were: Mary Pommier, Eve Linton, Deborah Auwerter, Beth Darr, Pam McFarland and Rande Newberry and a quorum was established. Jim Schwaller was absent. Also in attendance from VSC was CAM Trudy McLaughlin. A sign in sheet of 2 owners present is attached.

Member Concerns: NONE.

Motion by Mary Pommier to waive the reading of the December 21, 2016 Board Meeting Minutes and accept them as written, seconded by Beth Darr. All in Favor, motion passed.

Motion by Mary Pommier to waive the reading of the January 18, 2017 Board Meeting Minutes and accept them as written, seconded by Rande Newberry. All in Favor, motion passed.

Motion by Mary Pommier to waive the reading of the February 8, 2017 Organizational Meeting Minutes and accept them as written, seconded by Deborah Auwerter. All in Favor, motion passed.

TREASURER'S REPORT: Eve Linton- (written report attached to minutes)

Motion by Mary Pommier to accept and file the financial report as written, second by Rande Newberry. All in favor, motion passed.

Motion by Mary Pommier to send intent to lien and begin foreclosure process for 02-42 as former lien expired, second by Rande Newberry. All in favor, motion passed.

Motion by Mary Pommier to send intent to lien and begin foreclosure process for 49-02, 49-04 and 49-11, second by Beth Darr. All in favor, motion passed.

Motion by Mary Pommier to waive fees for any Member showing under a \$10 balance, second by Deborah Auwerter. All in favor, motion passed.

Committee Reports:

Presidents Report: John Nash. The past president submitted a report. Suggest another "No Parking" sign from the county on the east side of Riverhaven Drive. Suggest a volunteer purchase and install a new flag at the entrance.

Architectural Review: Rande Newberry. Received his first request for a lift to a boat dock.

Motion by Mary Pommier to have Rande Newberry serve as the Chairperson for the ARC. Second by Deborah Auwerter. All in favor, motion passed.

Storage Lot: Trudy McLaughlin – Monthly report given to the President. Mailed nine (9) letters to owner's who have not responded about 2017 space.

Motion by Mary Pommier to pay Chris Watson approximately \$16,000 and add concrete bumpers approximately \$2,000, project not to exceed \$18,500 for storage lot expansion, seconded by Beth Darr. All in favor, motion passed.

Manager's Report: Trudy McLaughlin (Written report attached to minutes) Board of County Commissioners approved the "no parking" signs and they were installed at the entrance area. Lane. Contacted Linda's Yard Arts, who we purchased the replacement light pole at the front entrance, ordered one plastic globe currently out of stock \$5.00.

Motion by Mary Pommier to allow a Board Member to be reimbursed to purchase a 4x6 American Flag for the entrance. Second by Deborah Auwerter. All in favor, motion passed.

Motion by Rande Newberry to approve proposal from Thomas Electric to place new electrical service line in conduit for front entrance for \$2,337 and also add photo sensor instead of timer for lights and add battery to irrigation clock. Second by Mary Pommier. All in favor, motion passed. Two bids were provided to the Board for review; however, due to entrance is very dark, the Board awarded the contract to Thomas Electric as he has worked for the Association before.

Motion by Mary Pommier to accept resignation of John Post as of February 12, 2017. Second by Rande Newberry. All in favor, motion passed. The Board will discuss appointment at the next Board Meeting.

Motion by Mary Pommier to accept resignation from Tom Smith and appoint Eve Linton to fill his remaining term. Second by Beth Darr. All in favor, motion passed.

Motion by Mary Pommier to have Eve Linton serve as Treasurer. Second by Rande Newberry. All in favor, motion passed.

Old Business:

Motion by Mary Pommier to approve and sign retainer contract with Attorney, Karen Gaffney, for estimated \$1,500 and \$250 hourly rate to handle mediation. Second by Deborah Auwerter. All in favor, motion passed. Unapproved tiki hut structure.

-Board Member job descriptions were distributed to the Board.

-Injunction status: Letters were mailed to the Member by the Attorney and we will monitor if the trailer is on the property/ies.

-The Fine Committee meets March 2nd at 5:30 regarding 11793 Fisherman

New Business: (see above discussion and motions)

-Karen Gaffney attorney contract

-Resignation of Tom Smith and appointment by Board for remaining term

-Quote for Chris Watson for work on storage lot

With no further business to come before the Board the meeting was adjourned at 11:58 A.M.

Motion to adjourn by Mary Pommier, second by Pam McFarland. All in favor. Motion passed.

Respectfully submitted by Trudy McLaughlin, CAM for Riverhaven, POA, Inc. for

Secretary

Date