

Riverhaven Village POA Meeting Minutes
BOARD OF DIRECTORS MEETING
RIVERHAVEN VILLAGE POA, INC.
352-746-6770/Fax 352-746-3607

January 18, 2017

The meeting was called to order by President John Nash at 10:05 A.M. Board members present were: John Nash, Mary Pommier, Jim Schwaller, John Post, Eve Linton, Jerry Griffin and a quorum was established. Also in attendance from VSC was CAM Trudy McLaughlin and CAM Erica Barker.

Member Concerns: NONE.

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 Jerry Griffin. All in favor, motion passed.

Committee Reports:

Presidents Report: John Nash – (written report attached to minutes) **Motion by Mary Pommier to approve having a Citrus County Sheriffs Deputy attend the annual meeting to speak about golf carts/ATV's. Second by Jerry Griffin. All in favor, motion passed.** Received invoice from the Crime Watch Luncheon for a total of \$141.03, **motion made by Mary Pommier to approve and pay the invoice. Second by Jerry Griffin. All in favor, motion passed.** Lynn Hunt will be the recording secretary for the annual meeting, Jim Morgan will be the parliamentarian, Bob Dar will do the prayer and flag/salute. The lock was cut off the storage lot gate and the power was turned off as well, the lock was replaced. Citrus County Sheriffs Office was contacted and is looking into the incident. Southwest Water Management will be doing an inspection of the retention pond in 2017, will make sure Chris Watson mows and cleans the area prior to the rainy season to prepare.

Mowing & Village Green: Jim Schwaller- Three (3) year contract is in place with Tom Maziarz.

Architectural Review: Jerry Griffin: Nothing to report.

Roads/Lights/Security: Tom Smith: (written report attached to minutes) Absent – nothing to report.

Front Entrance: John Nash: Nothing to report.

Storage Lot: Jim Schwaller –. (written report attached to minutes) Chris Watson has opened up an area in the storage lot that will provide 20+ spaces. The construction on Highway 19 will

provide the millings to resurface the lot at a fair price. This would be completed sometime in 2017 and would get almost everyone off the waiting list into the storage lot.

Deed Restrictions: John Post: (written report attached to minutes) Did a boat tour to check on docks that need repair, there are several that need letters. Signs were placed at the front entrance reminding homeowners to vote and sign their proxy/ballot –VERY IMPORTANT to get the amendments passed. If there are not enough votes to pass, CAM Trudy McLaughlin recommended that the Board can make a motion at the Annual Meeting to temporarily adjourn and reconvene at a later date to give more time to collect outstanding ballots and proxies. There are two (2) homeowners that need a third notice (notice of hearing.) **Motion by Mary Pommier to send 11793 W Fisherman Lane a hearing notice for debris in the backyard, second by Jerry Griffin. All in favor, motion passed.** CAM Erica Barker will contact roofing companies in the area regarding the deed restrictions stating NO SIGNS in the community. Citrus County Code Compliance will be notified if the violations at 11793 W Fisherman Lane, in the future any code compliance violations will be reported to the County by the CAM without the need for approval from the Board.

Manager's Report: Erica Barker (Written report attached to minutes) Board of County Commissioners was contacted regarding the parking issue at the front entrance during scallop season. To clarify the payment of double lots: The Deed Restrictions of the community overrides the county. The county has nothing to do with Riverhaven Village POA and the way it was originally platted, and should be billed accordingly to the plot plan.

Old Business:

-Injunction status: Board would like a faster response from the Attorney, if nothing has been sent, **motion by Mary Pommier to send Fowler a 2nd notice of noncompliance and find another attorney that will pursue the issue in a faster manner if letter has not been delivered to the homeowner from the attorney. Second by Jerry Griffin, all in favor, motion passed.**

-Bylaws review: **Motion by Mary Pommier to approve the copy of the proposed Bylaws, second by Jerry Griffin. All in favor, motion passed.** Copies will be made to be included in the annual package.

New Business:

-Appointment of new board members: **Motion by Mary Pommier to appoint Beth Darr and Pam McFarland to the Board of Directors, second by Jerry Griffin. All in favor, motion passed.**

-Realign the duties of directors: **Motion by Mary Pommier to give CAM Trudy McLaughlin permission to take action to call a vendor in case of an emergency situation. Second by Jim Schwaller, all in favor, motion passed.** It was discussed that committees will be reduced to put the focus of the board members on Deed Restrictions, Architectural Review, and Storage Lot. The Board discussed and approved the realignment of Directors Duties as attached.

-Motion by Eve Linton to send 45 day intent to lien letter to B40L56, B40L57 and B45L09. Second by Mary Pommier, all in favor, motion passed.

-Letter from James Frank: Motion by Eve Linton to accept payment in full for assessment for 2017 and amount past due, no refund will be given. Second by Jim Schwaller, all in favor. Motion passed.

-CAM Trudy McLaughlin recommended Attorney Karen Gaffney to represent Riverhaven Village POA. Karen Gaffney was contacted during the Board meeting and an appointment was made for February 1, 2017 at 11am regarding representing RVPOA in the legal matter at 5173 S Runningbrook Drive. Motion by Mary Pommier to appoint John Post and Jim Schwaller to represent RVPOA at the meeting with Karen Gaffney and make the best decision for the Association. Second by Eve Linton, all in favor. Motion passed.

With no further business to come before the Board the meeting was adjourned at 11:35 A.M. Motion to adjourn by Mary Pommier, second by Eve Linton. All in favor. Motion passed.

Respectfully submitted by Erica Barker, CAM for Riverhaven, POA, Inc. for

Secretary

Date