

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

JUNE 21, 2017

The meeting was called to order by President Jim Schwaller at 10 A.M. Board members present were: Mary Pommier, Eve Linton, Beth Darr, Lynn Hunt and Rande Newberry and a quorum was established. Pam McFarland and Deborah Auwerter were absent. Also in attendance from VSC was CAM Trudy McLaughlin. Homeowners present: Kerry Fowler, Paul and Candy Hoffman, Robert Mulholland and Ellen Miller.

Motion by Mary Pommier to waive the reading of the May 17, 2017 Board Meeting Minutes and accept them as written, seconded by Eve Linton. 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 Lynn Hunt. All in favor, motion passed. Corrected Report to state: 7-9 no lien filed yet and 45-30 demand letter process.

Motion by Eve Linton to waive two small balances, second by Beth Darr. All in Favor, motion passed.

Committee Reports:

Presidents Report: Jim Schwaller. None.

Vice-Presidents Report: Lynn Hunt. Attached.

Motion by Mary Pommier to allow Lynn Hunt to represent the Board at a meeting with Gasparilla regarding traffic during the scallop season, second by Beth Darr. All in favor, motion passed.

Architectural Review: Rande Newberry. 3 approvals and one pending.

Motion by Mary Pommier to approve the dock at 11590 Waterway. Second by Lynn Hunt. All in favor, motion passed.

Motion by Rande Newberry to approve the dock at 5260 Mystic. Second by Mary Pommier. All in favor, motion passed.

Motion by Rande Newberry to approve the trailer shielding in the back yard of 4760 Myrtle. Second by Eve Linton. All in favor, motion passed.

Pending application for 5311 Running Brook Drive for dock needs the forms to be completed.

Storage Lot: Trudy McLaughlin – Monthly report given to the President. The storage lot is full and need to tow one trailer without a sticker.

Manager's Report: Trudy McLaughlin (Written report attached to minutes) Tom Maziarz removed and trimmed trees in commons for \$350 and \$200 approved by the President.

Motion by Mary Pommier to enter and mow vacant lot at B45-L20 after 30 day enter and invoice letter expires, seconded by Lynn Hunt. All in Favor, motion passed.

Old Business:

- Injunction status: awaiting a court date.
- Attorney Gaffney stated the mediation date is scheduled later today.
- A second violation letter will be mailed to remove the unapproved gazebo on Valley Spring.

New Business:

The Board will discuss the Nomination Committee at next month's meeting.

Motion by Beth Darr to allow the President to purchase one or two signs for the entrance regarding surveillance, second by Lynn Hunt. All in favor. Motion passed.

The Board discussed an audit of financial records was not necessary at this time and not required according to the Florida Statutes. The financial records of the Association are available for members to review at any time and the Board does receive monthly financial reports from and independent accountant.

The Board discussed the issue of owners with home businesses. Because there is no current issue and the Documents does contain a violation paragraph that is very clear and understandable.

Halls River Bridge update was discussed under the Vice Presidents report above.

Motion by Mary Pommier to close the meeting and stop taking minutes at 11:35 A. M. to discuss issue with lawn mowing contractor and possible litigation, second by Rande Newberry. All in favor. Note: all members voluntarily left the meeting at this time.

Motion by Mary Pommier to reopen the meeting and begin taking minutes, second by Beth Darr. All in favor.

Motion to adjourn by Mary Pommier, to terminate the lawn contracts as of July 1, 2017, with Tom Maziarz Mowing and Maintenance for the commons/park and vacant lots and have our Attorney, Karen Gaffney, send the letter immediately to terminate the contract and issue a no trespass order, second by Eve Linton. Three Board Members in favor and Lynn Hunt abstained and Rande Newberry voted no. Motion Passed.


Motion by Mary Pommier to accept proposal from Carroll's Lawn Service to provide mowing for the commons/park and the vacant lots with a contract beginning July 1, 2017, second by Beth Darr. All in favor. Motion passed.

With no further business to come before the Board the meeting it was adjourned at 11:50 A.M.

Motion to adjourn by Mary Pommier, second by Beth Darr. All in favor. Motion passed.

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


Secretary


Date