

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

May 17, 2017

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

Member Concerns: Gisela Taudte came and requested an update to the financials on the web site; the Property Manager will make certain each month they are posted and will place the end of year financials on the web site. Cathy Clarke came and requested the newsletter be published in a timelier manner. The Board will discuss an audit of the records at the next Board Meeting.

Motion by Mary Pommier to waive the reading of the April 19, 2017 Board Meeting Minutes and accept them as written, seconded by Lynn Hunt. 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.

Motion by Mary Pommier to waive .92 cents B08L03. Seconded by Lynn Hunt. All in favor, motion passed.

Motion by Eve Linton to begin intent to lien on 45-30 for delinquency. Seconded by Mary Pommier. All in favor, motion passed.

Committee Reports:

Presidents Report: Jim Schwaller. Thank you to Election Committee and other volunteers that assisted in obtaining approval for the bylaw and restriction amendments. The President will be working with the Citrus County Sheriff's department to put together a meeting to discuss security issues.

Vice-Presidents Report: Lynn Hunt. The April Newsletter was published on May 3rd. Discussed the next door website and how it can be used to the Association advantage in the future for posting general notices.

Architectural Review: Rande Newberry. 4 approvals and 1 denial.

Motion by Rande Newberry to approve the dock at 12030 Tarpon. Second by Lynn Hunt. All in favor, motion passed.

Motion by Rande Newberry to approve the dock at 5150 Stetson. Second by Lynn Hunt. All in favor, motion passed.

Motion by Rande Newberry to approve the dock at 5259 Stetson. Second by Lynn Hunt. All in favor, motion passed.

Motion by Rande Newberry to approve the fence at 5076 Stetson. Second by Lynn Hunt. All in favor, motion passed.

Pending application for 11590 Waterway for dock needs to be changed to 4' from the shoreline.

Motion by Mary Pommier to deny the gazebo at 11764 Valley Spring and would not be approved and must be removed. Second by Lynn Hunt. All in favor, motion passed.

Storage Lot: Trudy McLaughlin – Monthly report given to the President.

Manager's Report: Trudy McLaughlin (Written report attached to minutes) Street light at 5260 S. Riverside Drive reported to Duke for repair. Tom Maziarz installed signs at commons for \$250 approved by the President, awaiting the invoice. Received new certificate of insurance for General Liability adding the entrance and Shadowwoods as additional insured.

Old Business:

--Injunction status: No update, awaiting a court date.

-Attorney Gaffney is awaiting a mediation date from attorney Stillwell, the owner had a medical issue. Attorney Gaffney will ask for a withdrawal of the request for mediation or proceed to mediation.

- See gazebo motion under Architectural Review.

New Business:

Motion by Mary Pommier to revise the second violation vacant lot mowing letter to state 30 days or will enter, maintain and invoice the owner, seconded by Deborah Auwerter. All in Favor, motion passed.

Motion by Mary Pommier to establish policy for vacant lot mowing wherein the vacant lot is split, the owner with more than 50% ownership will be responsible for the yearly assessment, seconded by Beth Darr. All in Favor, motion passed. A letter will be sent to the Falkowski's regarding their delinquency.

Motion by Mary Pommier to approve the Emergency Plan, seconded by Jim Schwaller. All in Favor, motion passed. The plan stated that the Board will bring their cell phone and will meet at the clubhouse in case of emergency or disaster to mobilize and plan for entrance, parks and storage complex.

Motion by Mary Pommier to approve the Discretionary Spending policy as amended, seconded by Lynn Hunt. All in Favor, motion passed. The President of the Association is limited to spending no more than \$350.00 for an individual work order for Association property only. Any expenditure above that amount must be considered and voted on by the Board of Directors. In a true emergency situation, the President or Vice-President and one other Board Member can authorize expenditure above the amount listed above. In the event that two Board Members are not available, any Board Member and the Property Manager can take action to correct the emergency.

Motion by Rande Newberry to establish a painting policy that states "exterior paint must be a uniform color, no murals". Second by Mary Pommier. All in favor, motion passed.

Metal Roofs are currently included in the Restrictions and any changes would need an amendment to the Documents and voted on by all members.

The front entrance will be added to the new business for next month's meeting as Shadowwoods will need to be involved with any changes, for example, patrols, cameras or signs.

Motion by Mary Pommier to contact Karen Gaffney, our attorney, about protecting the Association and the Property Manager regarding an issue with Tom Maziarz and review the cancellation paragraph of the contract and call an emergency closed meeting to discuss opinion, seconded by Beth Darr. All in favor. Motion passed.

With no further business to come before the Board the meeting was adjourned at 12:05 P.M.

Motion to adjourn by Mary Pommier, second by Lynn Hunt. All in favor. Motion passed.

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

Secretary

Date