

Minutes
Board of Directors Meeting
RIVERHAVEN VILLAGE POA, INC.
352-746-6770/Fax 352-746-3607

February 17, 2016

The meeting was called to order by President John Nash. Those in attendance were: John Nash, Cindy Venable, Mary Pommier, Eve Linton, Tom Smith, John Post, Diane Evans, CAM and Erica Barker CAM. Jerry Griffin not in attendance. With a quorum being established the meeting started at 10:00 A.M. Also in attendance were five (5) owner (see sign in sheet.) Joan Martin, Gisela Taudte, Meri Dixon, Beverly Simpson, and Diane Alvarez.

Member Concerns: NONE

Motion made by Mary Pommier to accept the resignation of Barbara Macht effective February 11, 2016. Second by Eve Linton, all in favor. Motion passed.

MINUTES: Patty Hardy

Motion to accept and approve the minutes from the January 20, 2016 Board Meeting and February 10, 2016 Re-organizational minutes with one correction to the Re-organizational minutes to state the Nomination for Vice President: Tom Smith nominated Mary Pommier and she declined by Tom Smith, Mary Pommier second, all in favor. Motion passed.

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

At the end of January the Association has current assets of \$109,251.89 which includes Regular checking, Storage lot checking, vacant lot checking, Money Market account, Directory Reserve, Storage Lot Reserve and Property Improvement Reserves. Outstanding Accounts Receivable of \$8,975.00. Five properties have liens. **Accept and file for audit the Treasurer's Report for the month of January 2016 by Mary Pommier, second by Cindy Venable, all in favor. Motion passed.**

Officers and Directors List:

President & Storage Lot: John Nash

Vice President & ARC: Jerry Griffin

Secretary: Mary Pommier

Treasurer: Eve Linton

Mowing: Cindy Venable

Roads/Lights/Security/Newsletter: Tom Smith

Front Entrance: Cathy Blanton

Deed Restrictions: John Post

Committee Reports:

President: John Nash – (written report attached to minutes)

Highlights of written report: Major decisions that require a vote need to be placed on the Agenda 10 days prior to the meeting to give Board Members enough time to come to a decision. Board Members that have authorization to contact Larsen and Associates are Mary Pommier, Eve Linton and John Nash. All questions to the attorney must be in writing. There will be no appointment to the Board until the Board has a chance to review and vote to appoint a new member. Authorized letters to be sent for Deed Restrictions for January 2016/February 2016.

Mowing & Village Green: Cindy Venable- Will call Chris Watson to make arrangements for trimming the palm trees.

Deed Restrictions: John Nash: B45L03 has a permit board out front, will check with the county website to see if there is a Permit for the property. Utility trailers are not permitted unless in an enclosed garage or a pre-approved enclosure that blocks the unit from view. There are two (2) homeowners that have a meeting date and time for the Fining Committee on February 22, at 5pm.

Architectural Review: Jerry Griffin: Written report sent to John Nash in his absence: Approved plans on Stetson Point Drive, approved a request to rebuild a dock on Riverside Drive, approved a request for dock extension and boat lift on Riverhaven Dr. Tom Smith is requesting more information on ARC requests that come before the Board. **Motion made by Mary Pommier to bring all ARC request before the Board of Directors for approval or denial, seconded by Tom Smith. All in favor, motion passed.** An ARC committee needs to be in place to help make decisions. Homeowners need to fill out an ARC request, this way there is written record of an approval or denial to refer back to if need be.

Roads/Lights/Security/Nominating committee: Mary Pommier (written report attached to minutes) One (1) reported light issue on the Clubhouse property. Received resignation from Barbara Macht dated February 11, 2016.

Front Entrance: NONE

Storage Lot: Tom Smith (written report attached to minutes) Received one (1) bid from Thomas Electric to place two (2) additional poles with lights in the storage lot. VSC will get at least (1) additional bid to compare prices. Homeowners on the waiting list are being called to see if they would like a space. John Nash requested that a sentence be added to the Storage Lot contract stating that the homeowner has read and understands that RVPOA assumes no responsibility for damage to items in the Storage Lot; they will be expected to sign and date next to that sentence in the contract.

By-Law/DR Committee: Diane Alvarez: Submitted revised draft of the By-Laws to the Board for review with one (1) correction to Article 4 Section 2.

Manager's Report: Diane Evans (written report attached to minutes) Resolution for Election Committee resolves that an Election Committee be formed to dully act at the 2016 Annual Meeting to oversee the sign in process, and take the tally of the votes. This was previously done in email prior to the Annual Meeting, this resolution must be done in place of the emails to be valid. Election Committee consists of: Ed Lutkus, Beverly Simpson, Paula Smith, Mary Hartline, Pat Harrell and Carol Pellegrine. (signed and dated resolution will be attached to minutes) **Motion made by Mary Pommier to accept Board Resolution, second by Cindy Venable, all in favor. Motion passed.** Crime Policy with Hagar Insurance Group is in place, will become due again this summer.

Old Business: John Nash will contact the County regarding the lease for the Storage Lot.

New Business: **Motion by Tom Smith to place two (2) signs at the Front Entrance both incoming and outgoing, to announce future dates for Board Meetings and will be removed after the meetings are over. Roads/Lights/Security will be responsible for getting the signs out to the Front Entrance and removed. Seconded by Mary Pommier, all in favor. Motion passed.**

With no further business to come before the Board the meeting was adjourned at 11:31 pm.

Motion to adjourn by Mary Pommier second by Cindy Venable. All in favor. Motion passed. The next regular scheduled Board Meeting will be March 16, 2016 at 10 A.M.

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

Mary Pommier
Secretary

3/16/2016
Date