

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

March 16, 2016

The meeting was called to order by President John Nash. Those in attendance were: John Nash, Cindy Venable, Cathy Blanton, Mary Pommier, Eve Linton, John Post, Jerry Griffin, and Linda Deptola CAM. (Erica Barker CAM was absent.) Tom Smith not in attendance. With a quorum being established the meeting started at 10:00 A.M.

Member Concerns: NONE

MINUTES: Mary Pommier

Motion to approve the February 17, 2016 minutes with corrections by Eve Linton, second by Jerry Griffin. 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 \$109,464.51 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 \$14,444.60 includes annual dues of \$7,339.56 which had not been received at month end, mowing vacant lots of \$8,825.00, Storage Lot assessment of \$169.60 and write off of bad debts of (\$1,889.25). No demand letters were sent for unpaid dues. Lien letter was filed on B02L42. Five properties have liens filed: B40L56, B40L57, B42L06, B45L09, B46L17). The Estate of Thomas Fox remains in the rears in the amount of \$325.00. The owner of B40L56, B40L57, and B45L09 requested a payment arrangement and was approved. **Accept and file for audit the Treasurer's Report for the month of February 2016 by Mary Pommier, second by Jerry Griffin, all in favor. Motion passed.**

Committee Reports:

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

Highlights of written report: John Post was added to the agreement for Larsen and Associates. The lease on the storage lot expires in the year 2020 and the county will not continue to lease without compensation. The storage lot must be returned to its original state if or when Riverhaven Village is done with the property. Authorized letters to be mailed for deed restriction violations for the end of February and beginning of March.

Mowing & Village Green: Cindy Venable- Palm tree trimming was completed by Chris Watson and he has been paid. Contract with Thomas Maziarz begins in April to begin mowing the common areas and the vacant lots.

Deed Restrictions: John Post: Fining committee met with two (2) homeowners on February 15, 2016 and the homeowner at 4760 Myrtle would like clarification on what an "approved enclosure" is defined as. Homeowner was told to send communication in writing to the Board of Directors requesting further clarification; the Board and VSC has not received anything in writing as of this date. Riverhaven Village is having an increase of issues with homeowners that own more than one property that move their violations from one address to another after they receive violation letters. Linda Deptola CAM stated that the intent of the restriction is to keep any violations off the property, regardless of how many properties that homeowner owns. Second violation notices and hearing letters are sent via certified mail and regular mail to each address if that homeowner has a parcel

address and the alternate address (if applicable) according to the Property Appraisers site. If homeowners comply and remove their violation prior to the fining committee date, they need to inform the Board or the management company that the violation has been rectified, they are not required to attend the meeting and the meeting can be cancelled once it is verified that the violation is corrected. Once the violation has been rectified, the fining committee still has the right to impose a fine. The Board sets the fine, but it is the fining committee's responsibility to validate if the fine should stand. Homeowners can be fined up to \$100 per day up to 10 days not to exceed \$1000.00 per Florida Statute. Villages Services will send a letter to Kerry Fowler stating that the only allowed approved enclosure is either a 4 foot high fence, or an additional attached garage. CAM Erica Barker will make sure that all copies of the letters that are due for the fining committee are together, along with a copy of the deed restriction, and any communication between VSC or the Board and the homeowner so the fining committee has all the information they need for a more effective fining committee meeting.

Architectural Review: Jerry Griffin: Report of approved items will be submitted to the entire Board for final approval. **Motion by Mary Pommier to approve list of ARC items submitted to Jerry Griffin for Approval, second by John Post. All in favor, motion passed.**

Roads/Lights/Security/Nominating committee: Tom Smith (not in attendance) (written report attached to minutes)

Front Entrance: Cathy Blanton: NONE

Storage Lot: John Nash: Phone calls will be made to Riverhaven residents on the Storage Lot waiting list to see if those homeowners would like a space to bring the storage lot to full capacity. Homeowners no longer interested will be removed, and those interested will be mailed a new application.

By-Law/DR Committee: Diane Alvarez: Riverhaven Village POA fiscal year is from January to December with the Annual Meeting in February; would like the Board to consider changing the fiscal year from March 1st to February 28th. CAM will find out the tax modifications that are involved in changing the fiscal year.

Manager's Report: Erica Barker (written report attached to minutes)

New Business: **Motion by Eve Linton to establish a Finance Committee with the following members: John Post, David DeWilde, Jim Schwaller, and Mary Hartline. Mary Pommier second, all in favor. Motion passed.**

Motion by Eve Linton to disband the Directory Reserve in the amount of \$607.66 and move remaining funds into Account #1010 (Operating Funds), second by Jerry Griffin. All in favor. Motion passed.

Motion by Eve Linton to appoint Jim Schwaller as assistant to Eve Linton as Treasurer, Mary Pommier second. All in favor, motion passed.

With no further business to come before the Board the meeting was adjourned at 11:45 am.

Motion to adjourn by Mary Pommier second by Cindy Venable. All in favor. Motion passed. The next regular scheduled Board Meeting will be April 20, 2016 at 10 A.M.

Diane Evans is no longer the CAM for Riverhaven Village POA and is being replaced with CAM Erica Barker and CAM Linda Deptola.

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

Mary B. Pinnick
Secretary

4/20/2016
Date

