

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

**April 20, 2016**

The meeting was called to order by the Secretary Mary Pommier at 9:57 A.M. Also present was Eve Linton, Cindy Venable, Tom Smith, Cathy Blanton, and John Post and a quorum was established. President John Nash and Vice President/ARC Jerry Griffin were not in attendance. **A motion was made by Mary Pommier to appoint Eve Linton as proceeding officer to run the April 20, 2016 Board of Directors meeting, second by Cindy Venable. All in favor, motion passed.** Also in attendance from VSC was CAM Linda Deptola and CAM Erica Barker.

**Member Concerns:** NONE

**MINUTES: Mary Pommier**

**Motion to approve the March 16, 2016 minutes with corrections by Mary Pommier, second Cathy Blanton. After some discussion by Tom Smith, all were in favor, motion passed.**

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

At the end of March 2016 the association had current assets of \$124,496.54. This amount includes Regular Checking, Storage Lot Checking, Money Market Account, Storage Lot Reserve, Property Improvement Reserves and Directory Reserves. Outstanding Accounts Receivable of \$2,180.17 includes annual dues of \$3,489.56 which had not been received at month end, mowing Vacant lots of \$225.00, Storage lot assessment of \$169.60, Shadowoods & Gaspirilla assessment of \$10.57 and write off of bad debts of (\$1,714.56). No demand letters were sent for unpaid dues. The estate of Thomas Fox remains in arrears in the amount of \$325.00. **Motion to accept and file the Treasurer's Report for the month of March 2016 by Mary Pommier, second by John Post. All in favor, motion passed.**

**Committee Reports:**

**President: John Nash** – (written report attached to minutes, read by Eve Linton)

Highlights of written report: Light at the front entrance with a wiring issue was repaired. Jody Bloom from Citrus County is checking with her manager to see what would be considered fair compensation for the storage lot. Authorized letters to be sent for Deed Restriction violations for March and April.

**Mowing & Village Green: Cindy Venable-** (written report attached to minutes) The first vacant lot mowing was completed March 23, 2016. The next mowing was April 12 and the next mowing will not be until May.

**Deed Restrictions: John Post:** VSC needs to send copies of responses from homeowners regarding Deed Restriction Violations to the Board, found many violations that the association and CAM will keep an eye on. Linda Deptola stated that NO ONE can give permission to violate the deed restrictions.

**Architectural Review: Jerry Griffin:** (Written report attached to minutes) Approved a sea wall at 4981 Deep Water Point. The Board reviewed ARC plans that were submitted for a screen room and fence at 5264 S Spy Glass. A motion was made by Tom Smith to approve the plans, second by Mary Pommier but after discussion of the Board, the motion was tabled and the Board decided **not** to approve the plans until more information and more clear drawings are submitted for the work.

**Roads/Lights/Security: Tom Smith:** NONE

**Front Entrance: Cathy Blanton:** (written report attached to minutes) Met with Dave Hughey and was provided with "NO PARKING" signs, and all other equipment and contracts to successfully managing the front entrance. Storage of Front Entrance items questioned. Lights went out on April 23 and Thomas Electric was contacted and the lights were repaired, that invoice has been paid.

**Storage Lot: John Nash** (Report read by Eve Linton, attached to minutes) There was a boat motor stolen from the storage lot, the theft has been reported to Citrus County Sheriff's Office. Thomas Electric will be repairing some wires hanging from a light pole in the storage yard. There are currently 19 homeowners on the waiting list for the storage yard.

**By-Law/DR Committee:** NONE

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

**Old Business:**

- A Board Resolution form was signed by the Board for a hearing/fining notice that was mailed to B04L41 for an ongoing deed restriction violation.
- There was discussion of forming an ARC committee to help make better decisions regarding approving or disapproving architectural changes in the community. Discussed needing to get all paperwork pertaining to ARC decisions into RVPOA homeowner files.
- The fining committee, Board members and VSC will meet at a later date to discuss the fining/hearing procedure more in depth so the fining committee has a better understanding of their role.
- Motion made by Tom Smith to waive the late fee for B40L41 in the amount of \$25.00, second by Mary Pommier, all in favor. Motion passed.**

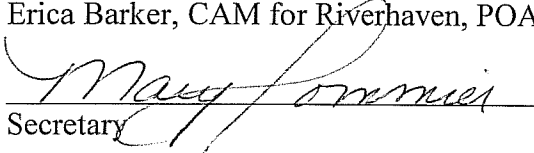
**New Business:**

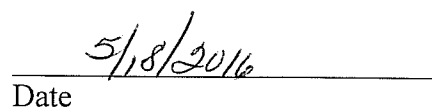
- Several Management companies will meet at a future Board Meeting for review.
- The new violation letter process was discussed, this would give homeowners 14 days to rectify a violation before a fining letter would be sent per Florida Statues. The Board decided to continue using the three letter system that is already in place.
- The next Board Cerification Class is May 12, 2016 from 10 A.M. to 12:30 P.M. by Larsen and Associates held at Villages Services office for new Board Members. Existing Board Members may attend if there is seating available.

With no further business to come before the Board the meeting was adjourned at 11:20 A.M.

**Motion to adjourn by Mary Pommier second by Cindy Venable. All in favor. Motion passed.** The next regular scheduled Board Meeting will be May 18, 2016 at 10 A.M.

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

  
Secretary

  
Date