

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

May 18, 2016

The meeting was called to order by President John Nash at 10:00 A.M. Board members present were: John Nash, Jerry Griffin, Mary Pommier, Eve Linton, Tom Smith, John Post, and Jim Schwaller and a quorum was established. Cindy Venable and Cathy Blanton were absent. Also in attendance from VSC was CAM Linda Deptola and CAM Erica Barker.

Member Concerns:

Larry Connor is requesting direction from the Board on where the storage lot is headed for the future which will be done at the June 2016 Board Meeting, and is also requesting a summary of the surplus budget from 2011 to 2013 from the treasurer Eve Linton. Mr. Connor would be willing to help draw up a comprehensive plan for the Storage Lot with the money that is allotted.

Rodney MacRae from Dockmasters – Dock on Stetson Pt Drive that was permitted through the County and Army Core of Engineers, Riverhaven Village POA Board of Directors had made the decision to deny the application for the dock because it is 42' into the main Homosassa River. According to Mrs. Walling, there are several docks in the community that are longer/bigger than what RVPOA deed restrictions are allowed that were put in previously. The Deed Restrictions regarding docks have not changed. Dock remains denied until further investigation. CAM Erica Barker will get a price on how much it would be to get an attorney opinion on whether or not dock can legally be built without the approval of Rivehaven POA.

Perry Lafoe- Applied for a privacy fence on Spy Glass through the ARC that was denied by the Board of Directors due to the fence drawing submitted showing that it runs up to the front of the home. (Mr. Lafoe would like to restrict access to the garage door and garage window to increase safety for his family.) Mr. Lafoe would like to attach his new fence to the existing fence along the side of the home. **Motion by Mary Pommier to approve the fence to go up to the street side of the window but not to the front of the house, second by Eve Linton.** Some ideas were suggested to Mr. Lafoe about additional options for the fence, and esthetically according to Mr. Lafoe it would not look good for the community. **Motion was tabled by John Nash, Mary Pommier and Eve Linton withdrew their motions, fence remains denied.**

MINUTES: Mary Pommier

Motion to approve the April 20 16, 2016 minutes with corrections by Jerry Griffin, second by Tom Smith. All in favor, motion passed.

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

At the end of April 2016, the association had current assets of \$123,639.01. This amount includes Regular Checking, Storage Lot Checking, Money Market Account, Storage Lot Reserve, Property Improvement Reserves and Directory Reserves. Outstanding Accounts Receivable of \$1550.00 includes annual assessments/ dues of \$2839.56 which had not been received at month end, mowing Vacant lots of \$425.00, and write off of bad debts of \$1714.56). At month end the association is \$797.00 under budget due to collection of late fees.

Seven demand letters were sent for unpaid assessments/dues that were past 90 days (Fiore, Watts, Fox, Beam, Sanderhoff, and Kight.) Lien letter was filed on B02L42 (Hemme). Five properties have liens filed (B40L56, B40L57, B42L06, B45L09, and B46L17.) The Estate of Thomas Fox remains in arrears in the amount of \$325.00 due to unpaid assessments and lot mowing. The owner of B40L56, B40L57 and B45L09 requested a

payment plan and it was approved. Past assessments have been received on B40L56 to date. **Motion by Mary Pommier to accept and file financial report, second by Jerry Griffin. All in favor, motion passed.**

Committee Reports:

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

Received a letter of resignation from Diane (Cookie) Alvarez (Chairperson of Deed Restriction Amendment Committee) effective April 13, 2016 and Cathy Blanton effective May 18, 2016. **Motion by Mary Pommier to accept both resignations, second by Jerry Griffin. All in favor, motion passed.** Fence for Donna Peters was approved. Chris Watson and Jason from Total Pest Management are the only vendors allowed to have the combination to the storage lot. **Motion by Tom Smith to repair and install the new lights in the storage lot, second by Mary Pommier.** A hold was put on the decision to install the lights previously voted on due to some miscommunication between the Riverhaven and the County. The money that would pay for the lights would come strictly out of Storage Lot not the funds for the POA. **All in favor, motion passed.** CAM Erica Barker will contact Thomas Electric to get an updated bid amount for the lights.

Mowing & Village Green: Cindy Venable- (written report attached to minutes) At the end of last month Tom Maziarz trimmed the bushes around the trees to make it look more manicured.

Deed Restrictions: John Post: The Estate of Thomas Fox needs maintenance, the pool is green and the property needs to be mowed. CAM Erica Barker will find out who owns the property and get into contact to have the property better maintained, Riverhaven POA could foreclose on the property. Citrus County and mosquito control have both treated the swimming pool. **Motion was made by Mary Pommier to approve the Checklist for Fine Committee Referral form, John Post second. All in favor, motion passed.**

Architectural Review: Jerry Griffin: Nothing to report.

Roads/Lights/Security: Tom Smith: (written report attached to minutes) Water department repaired a broken pipe on Timberlane Dr. The May newsletter was mailed out to those homeowners who requested to have it by US Mail and posted to the website. Citrus County Sheriff's Office responded to a home where a confused shirtless man entered someone's home.

Front Entrance: NONE

Storage Lot: John Nash – (written report attached to minutes) Inventory was done May 15, 2016. Thomas Electric repaired a separated cable. There are 79 total paid spaces in the storage lot, applications have been sent to homeowners in Riverhaven on the waiting list to bring the total to 85.

By-Law/DR Committee: NONE

Manager's Report: Erica Barker (written report attached to minutes) CAM Erica Barker will type a draft payment arrangement to send to B40L56, B40L57, and B45L09 (Hannisch) for approval before mailing. Board decided not to pursue with the foreclosure process for B42L06 and B46L17. CAM Erica Barker filled out a new Checklist for Fine Committee Referral for Owens B04L41.

Old Business:

-Discussion of double lot

Per the Deed Restrictions, homeowners that own two (2) lots, should pay assessments on two (2) lots. Each lot gets one (1) vote. There are 18 homeowners in Riverhaven Village that currently own two (2) lots, but only pay one (1) assessment when they should be paying two (2) separate assessments. **Motion by Eve Linton to send invoices immediately to those homeowners that own two (2) lots and require them to pay assessments per each individual lot starting in 2016 and going forward, second by John Post. Mary Pommier abstained from voting. All those in favor were: John Nash, Jerry Griffin, Eve Linton, Tom Smith, and John Post. Motion passed.**

-Discussion to appoint Jim Schwaller to Board

Motion made by Mary Pommier to appoint Jim Schwaller to the Board of Directors, second by Jerry Griffin. All in favor. Motion passed.

-Dog park expansion

Riverhaven Clubhouse would like to extend the small dog park fence and install an additional fence for larger dogs. The Board decided not to fund expansion of the dog park.

-Request from Shadowood for 8 ½ x 11 space on Riverhaven Village bulletin board

There is currently no room on the new Riverhaven Village POA bulletin board to share with Shadowoods.

-Late Fees

According to the Deed Restrictions, Bylaws or Articles of Incorporation, there is nothing pertaining to late fees. Riverhaven Village POA can charge 18% interest but cannot charge late fees. Those homeowners that have late fees on their account may ask to have them waived. Late fees will be voted on at the Annual Meeting.

New Business:

-Approval for fine amount for Owens B04L41

Motion by Mary Pommier to make the fining amount \$1000.00, (\$100.00 per day up to 10 days of violations for a total of \$1000.00) second by Jerry Griffin. After discussion by the Board, it was brought up again that the Board sets the fine amount and the fining committee agrees to or denies the fine altogether. CAM Linda Deptola mentioned that the only way to place a lien on the property is if the amount against the property is \$1000 or more, any amount below that for a fine you cannot place a lien on the property. If after the fining procedure the homeowner still violates the Deed Restrictions, then the Board can get an injunction against the homeowner, which could lead up to jail time and/or getting the item towed from the property if homeowner violates after the fine is completed. **Tom Smith against the motion. All those in favor: John Nash, Jerry Griffin, Mary Pommier, Eve Linton, and John Post. Motion passed.** CAM Erica Barker will get information on the process for an injunction from three (3) attorneys and the amount of injunction process for after the fining process is over. **Motion by Mary Pommier to have the Board choose an attorney and go through the injunction process for Fowler B45L03 after the fining process is completed. Second by Jerry Griffin, all in favor. Motion passed.**

-Approval of questions for Management Companies

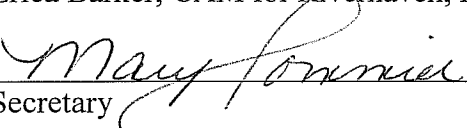
Motion made by Tom Smith to have Mary Pommier send three (3) Management Companies the list of interview questions that were previously emailed to the Board, second by Jerry Griffin. All in favor, motion passed. Vote will take place at the July 20th Board of Directors Meeting.

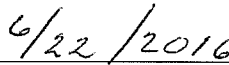
-Discussion of reviewing By-laws questions previously submitted by Diane Alvarez
The Board made the decision to not re-submit the questions to Larsen & Associates.

With no further business to come before the Board the meeting was adjourned at 12:02 P.M.
Motion to adjourn by Mary Pommier second by Jim Schwaller. All in favor. Motion passed.

The next Board Meeting was changed to: June 22, 2016 at 9 A.M. for Management Company Presentations
prior to regular Board Meeting starting at 10:00 A.M.

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


Secretary


Date