

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

July 20, 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, Cindy Venable, Eve Linton, Tom Smith, John Post, and Jim Schwaller and a quorum was established. Also in attendance from VSC was CAM Linda Deptola and CAM Erica Barker.

Member Concerns:

SPECIAL MEETING MINUTES: Motion to approve the July 22, 2016 Special Meeting Minutes (Management Company Interviews) by Tom Smith, second by Jerry Griffin. All in favor, motion passed.

MINUTES: Mary Pommier

Motion to approve the July 22, 2016 regular meeting minutes by Jerry Griffin, second by Jim Schwaller. All in favor, motion passed.

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

At the end of June 2016, the association had current assets of \$114,074.38 This amount includes Regular Checking, Storage Lot Checking, Money Market Account, Storage Lot Reserve, Property Improvement Reserves and Directory Reserves. Outstanding Accounts Receivable of \$1324.09 includes annual assessments of \$2809.82 which had not been received at month end to include 7 of the 16 double lots that have been billed, mowing vacant lots of \$225.00, storage lot mowing expenses of \$.01 and write off of bad debts of (\$1710.74). We have \$3034.83 in outstanding assessments that are late to include those over 30 days through 90 days. Demand letters have been sent to those over 90 days. Liens have been placed on properties when demand letters have been ignored. No new demand letters were sent in June. The properties of Hemme, Fox, Picard and Helm continue to be a problem collecting assessments, and if not paid by year end or sooner will be partially written off as uncollectible bad debts. The Estate of Thomas Fox remains in arrears in the amount of \$321.18 due to unpaid assessments and lot mowing. Ms. Hannisch made a payment on her past due properties and hopefully all assessments will be received by year end. Seven of the double lot properties have not paid their assessments to date. CAM Erica Barker and I have spoken to several of the owners that feel that the assessment is not valid.

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) Highlights below:

The front entrance continues to be a problem due to scallop season with boat trailers blocking the area. RVPOA purchased new "NO PARKING" signs that lasted a week due to being stolen. An officer from Citrus County Sheriff's Office will be in the community Saturdays from 8:00am to 10:30am and 4:30pm to 6:30pm due to the traffic hazard at the front entrance. Received a resignation letter from Cindy Venable effective July 5, 2016. Citrus County Road Maintenance has mowed the county right of ways on Waterway and Timberlane Drive. Authorized the mowing and trimming of the Estate of Thomas Fox to be done by Thomas Maziarz.

Mowing & Village Green: Nothing to report.

Deed Restrictions: John Post: (written report attached to minutes) Highlights below:

The Estate of Thomas Fox was inspected by Matt Hampton from Code Compliance, waiting on paperwork to determine whether or not the property is going back to Regions bank. The county has treated the pool for mosquitoes but there is nothing else that can be done until we find out who ownership is going to. 11793 W Fisherman Lane was sent numerous letters regarding mowing, trash cans, weeds, unsightly items on the front and back porch, mold or dirt on the front of the home, yard waste not removed etc. Matt Hampton from Code Compliance investigated the property and it was noted that no outside furniture is to be placed outside, the garbage cans should not be overflowing and the property needed to be mowed. 4760 Myrtle continues to keep a utility trailer(s) on the property. John Post had some questions and there was some discussion about what the Board is considered to be "unsightly" according to Maintenance of Property in the Deed Restrictions.

Architectural Review: Jerry Griffin: Received an approval request for a fence on Fisherman Lane for Daniel Rowe. **After some discussion between the Board and the homeowners of the property, a motion was made to approve the fence (Plan B) by John Post, second by Mary Pommier. All in favor, motion passed.** Rodney MacRae from Dockmasters sent a new drawing for the dock on Stetson Point Drive. John Nash and Jerry Griffin approved the dock and the plans were changed not to exceed 20' into the canal from the property.

Roads/Lights/Security: Tom Smith: (written report attached to minutes) The speed limit sign at the Front Entrance was damaged and pulled out of the ground and placed in the wooded area; CAM Erica Barker reported it to the county. Per Citrus County, banning golf carts from Riverhaven Village is not permitted due to the fact that the community has public county roads. Tom Smith would like something in writing from the County to that fact. CAM Erica Barker has contacted the Citrus County Sheriffs office regarding the ongoing problem of underage golf cart drivers and there will be increased patrol to try and make sure there are no incidents. The grassy area between Riverhaven Village and Shadowood Community needs permanent "NO PARKING" signs from the county; CAM Erica Barker will follow up with the County. Tom Smith reminded the Board members that newsletter articles are due to him by August 30.

Front Entrance: NONE

Storage Lot: John Nash -- (written report attached to minutes) Inventory was done July 19, 2016. There is one (1) space available.

By-Law/DR Committee: NONE

Manager's Report: Erica Barker (written report attached to minutes) Matt Hampton from Code Compliance will be out to inspect 11793 Fisherman Lane, if the overflowing garbage cans continue to be a problem the homeowner will receive a violation letter from the county. The letter that was drafted last year for Riverhaven Marina requesting their assistance with the parking issue at the front entrance was updated and a copy was sent to John Nash for review. Gisela Taudte asked for an update regarding complaints she had emailed to CAM Erica Barker, violation letters have been sent to those homeowners and they are pending. The two new lights were installed in the storage lot by Thomas Electric but Villages Services has not received an invoice yet.

Old Business:

-Management Company Vote: **Motion was made by Eve Linton, second by Jerry Griffin to continue having Riverhaven Village Property Owners Association be managed by a management company whether it be Villages Services or another company.** Tom Smith commented that the decision to have a management company should be made by the membership. Gisela Taudte commented that Villages Services has been hired for over a year now and Deed Restrictions are not being enforced and nothing has changed. **John Nash, Mary Pommier, Jerry Griffin, Eve Linton, Jim Schwaller and John Post for the motion. Tom Smith against.**

Motion made by John Post to postpone the vote and have a special Board Meeting to make the management company decision between Qualified or Villages Services, second by Jim Schwaller . All in favor, motion passed. Linda Deptola wanted to make it known to the Board that the decision whether or not to have a management company is a Board decision per the Bylaws.

-Fining Committee: Mary Pommier added two new homeowners to the fining committee. The Fining Committee Hearing scheduled for August 2, 2016 is due to have four (4) committee members present. **Motion made by John Post to have a minimum of three (3) Fining Committee members present, and to always have an odd number of committee members at each hearing to avoid a tie vote. Second by Tom Smith, all in favor. Motion passed.** Mary Pommier asked the Board if they would like her to take over the roll of overlooking the Fining Committee and work with VSC to get them organized and running according to state statutes. **Motion by Tom Smith to have Mary Pommier take over the roll of working with the Fining Committee, second by Jerry Griffin. All in favor, motion passed.**

-Bylaws: Mary Pommier was asked at the June 22, 2016 Board Meeting to remove all the sentences that were crossed out in the last copy of the changed proposed Bylaws and make corrections requested by the Board. Changes were made and the most current copy was sent to John Nash. John Post suggested that in Article VI Section II: Special Meetings where it states 15% of the members in good standing be changed to 30% because the number is too low. State Statute says a minimum of 10% of members in good standing. **Motion by John Post to change Special Meeting minimum members of good standing from 15% to 30%. Second by Jim Schwaller, all in favor. Motion passed.** John Post questioned if it was a problem that according to the current Bylaws it states that the Board is made up on nine (9) members, currently there are only seven (7). Tom Smith suggested that everywhere that the proposed changed Bylaws states "POA" be changed to "RVPOA" as to not confuse Riverhaven Village with another community. **Motion by Mary Pommier to send current proposed Bylaws to Larsen & Associates for review, all in favor. Motion passed.**

New Business:

-Resignation of Cindy Venable: Cindy Venable was present to explain to the Board a disagreement that occurred between herself and Thomas Maziarz regarding the cutting of the common areas on May 29th. Tom Smith commented that this is not the first time that there have been complaints about Thomas Maziarz being disrespectful to homeowners or Board members. **Motion by Eve Linton to accept Cindy Venable's resignation effective immediately, second by Jerry Griffin. All in favor, motion passed.**

-Riverhaven Village 2017 & Beyond: Coming in February, there will be three (3) positions open where there is no one with any experience to cover. The Board needs to consider whether or not Villages Services needs to pick up more responsibility or recruit other homeowners to fill the vacancies. Mary Pommier will be looking for homeowners that are interested for Board positions in the future. Jim Schwaller will now be responsible for the Election and Nominating committees and work with CAM Erica Barker and CAM Linda Deptola to organize the committees further to ensure that they run smoothly.

-Bulletin board for Shadowood at front entrance: **Motion by Mary Pommier to allow Shadowood to place a bulletin board to the left side of the Riverhaven Village bulletin board at the front entrance, second by Jerry Griffin. All in favor, motion passed.**

-Permanent notices for bulletin board: **Motion by Mary Pommier to place two (2) permanent notices on the Riverhaven Village bulletin board regarding the violation procedures, and a notice that any changes or additions to properties need to be approved by the ACB prior to the work being done, second by Jerry Griffin. All in favor, motion passed.**

-Riverhaven Village Mowing Contract (commons and vacant lots): CAM Erica Barker will find several lawn companies to bid for the upcoming contract starting in 2017, will also email the current contract between Thomas Maziarz and Riverhaven Village to all board members.

-Training current board members on vacancies: The Board members that are remaining on the board in 2017 will help train and work with any new members that come onto the Board.

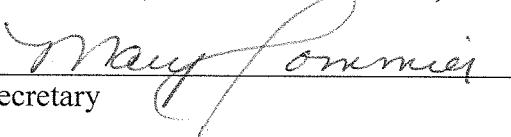
-Budget discussion- Riverhaven Village is under budget as of right now, there has been no money spent on attorney costs and the cost on everything has gone down. Tom Smith has asked to just be sent the Income/Expense sheet and the balance sheet when sent the monthly financials from VSC.


With no further business to come before the Board the meeting was adjourned at 11:43 A.M.

Motion to adjourn by Mary Pommier, second by Jerry Griffin. All in favor. Motion passed.

The next regular scheduled Board of Director Meeting is scheduled for August 17, 2016 at 10:00 A.M.

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


Secretary


Date