

**Riverhaven Village POA Meeting Minutes**  
BOARD OF DIRECTORS MEETING & 2017 BUDGET MEETING  
RIVERHAVEN VILLAGE POA, INC.  
352-746-6770/Fax 352-746-3607

**September 21, 2016**

The meeting was called to order by President John Nash at 10:00 A.M. Board members present were: John Nash, Mary Pommier, Jim Schwaller, Eve Linton, Tom Smith, and John Post and a quorum was established. Also in attendance from VSC were CAM Linda Deptola, CAM Erica Barker, and CAM Michael Schulman. See sign in sheet for homeowners present.

**Member Concerns:** Thomas Maziarz presented his bid proposal for vacant lot mowing and common area mowing to the Riverhaven Village Board. He stressed the need for the common area (Tract 1) to be mowed eighteen (18) times instead of fifteen (15) times to keep up with the maintenance of the area.

**MEETING MINUTES: Motion by Mary Pommier to approve the August 17, 2016 meeting minutes with corrections by , second by Jim Schwaller. All in favor, motion passed. Corrections were made to August 2016 minutes to reflect that John Post be removed from Bylaw Committee. Motion made by Jim Schwaller, second by Tom Smith. All in favor, motion passed.**

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

At the end of July 2016, the association had current assets of \$88,416.26. This amount includes Regular Checking, Storage Lot Checking, Money Market Account, Storage Lot Reserve, Property Improvement Reserves and Directory Reserves. Outstanding Accounts Receivable of \$1403.04 includes annual assessments of \$2524.56 that have been re-billed, mowing vacant lots of \$668.96, storage lot mowing expenses of \$.01 and write off of bad debts of (\$1790.49). We have \$3193.53 in unpaid assessments in unpaid assessments 30-90 days and over, \$478.87 in prepaid assessments which brings the final amount owed and not collected to \$2,745.70. No new demand letters were sent in August. Lien letters remain on B02L42 and B07L09. The properties of Hemme, Fox, Picard, and Helm continue to be a problem collecting assessments. The Estate of Thomas Fox remains in arrears in the amount of \$472.29. Hanisch is paying her late assessments through an approved payment plan. Five (5) of the seventeen (17) double lot properties (B04L43&44, B08L07&08, B49L05&07, B50L15&15, and B50L21&22) have not paid their assessments to date for the second lot that has not been billed for several years because of a county replat or variance for part of their home on the second lot. Riverhaven Village Replat shows these properties as being two (2) lots and as such are being billed accordingly. The Declaration of Restrictions of Riverhaven Village, Article XI, Section 4 states: None of the lots in the subdivision shall be divided nor sold except as a whole, without the written approval of the Association. **Motion by Mary Pommier to accept and file the financial report as written, second by Jim Schwaller. All in favor, motion passed.**

**Committee Reports:**

**President: John Nash** – (written report attached to minutes) Highlights below: Deed Restriction violations are suspended until October 1, 2016 to give homeowners ample time to clean up and move items around due to Hurricane Hermine. **Motion made by Tom Smith to give John Nash permission to extend the suspension of violation letters if more time is needed. Second by John Post, all in favor. Motion passed.** There is no update on the status of the Fox Property as to who owns the property. **Motion by Mary Pommier to have Thomas Maziarz mow, weed, and rake the property and spray for weeds a total of one (1) time at the cost of \$150.00, and will be cut two (2) times a month after that at \$30.00 per cut. ( \$60.00 total per**

**month) Second by Jim Schwaller, all in favor. Motion passed.** Jim Schwaller and Thomas Maziarz to discuss the vacant lots and common area mowing.

**Mowing & Village Green:** Jim Schwaller – Nothing to report. Still getting an understanding of how things work.

**Architectural Review: Jerry Griffin:** Not in attendance. CAM Erica Barker met with the homeowner of 5173 Runningbrook and received all paperwork needed for a pool to be put in by Tropical Pools. **Motion made by Tom Smith that approval of the Board is contingent on the fact that Tropical Pool verifies the set back in the back of the home is at least 35 feet, second by John Post. All in favor, motion passed.**

**Roads/Lights/Security: Tom Smith:** Nothing to report.

**Front Entrance: John Nash:** (written report attached to minutes) Highlights below: Chris Watson removed a tree that fell between the bulletin board and the mural. NO PARKING signs are now being stored in the Board Room at the RVCC clubhouse.

**Storage Lot: Jim Schwaller** – Nothing to report. CAM Erica Barker did inspections at the storage lot and there are 84 total spaces filled, storage lot renewal contracts will be mailed out the beginning of October.

**Deed Restrictions: John Post:** (written report attached to minutes) Highlights below: Work complete to revise deed restrictions for the issues previously approved by members and is ready for lawyer pending board approval, the goal is to mail in November to members and vote in early 2017 possibly at the annual meeting. Legal questions need to be answered regarding rentals and the voting requirements before money is spent to get everything mailed out. The Board needs to be prepared and all questions need to be written down, and have a meeting with an attorney to get all questions answered correctly. John Post would like definite clarification of the voting requirements/amendment changes for phases 1, 2 and 3 from an attorney, along with clarification on whether or not short term rentals are considered running a business from the home, which according to the deed restrictions, is NOT allowed. The Board can make reasonable rules and regulations to go along with the deed restrictions that must be passed by the Board and recorded with the County.

**Manager's Report: Erica Barker** (written report attached to minutes) Met with four (4) companies and got bids for the vacant lot mowing and mowing of Tract 1. Board will vote at October 19, 2016 Board meeting. Riverhaven Village POA Operating Account was closed and a new account was opened and funds transferred due to an unauthorized withdrawal of \$9,207.40 and a claim was filed.

#### **Old Business:**

Management Company Vote: **Motion made by Mary Pommier to choose Villages Services as the Property Management Company, second by Eve Linton. Tom Smith voted NO. John Nash, Mary Pommier, Jim Schwaller, Eve Linton and John Post voted YES. Motion passed.** Other than the fining procedure issues and some miscommunication between different attorney's advice, VSC and CAM Erica Barker are proactive. CAM Linda Deptola will personally take responsibility for sorting out the fining procedure issues regarding deed restrictions, and finding a local attorney that will be effective and work with the Board.

**New Business:**

-Budget meeting: **After a discussion of the budget, a motion made by Eve Linton to raise the 2017 annual assessment from \$75.00 to \$100.00 to cover the costs of Riverhaven Village Property Owners Association. Second by Mary Pommier, all in favor. Motion passed.** Vacant lot owners will pay an additional \$25.00 per year that will go to Riverhaven Village POA that will go towards administrative fees. **Motion was made by Mary Pommier to rescind the motion that was made at the August 17, 2016 Board meeting that read "Motion made by Eve Linton to send every homeowner of Riverhaven an invoice for \$11.00 to help cover the expense of legal fees for 2016. Second by Jim Schwaller. All in favor, motion passed."**

**Motion made by Mary Pommier to make a correction to the August 17, 2016 meeting minutes, second by John Post. All in favor, motion passed.** New motion is as follows: \$200.00 is to be paid monthly from Storage Lot to Villages Services for management; a separate additional \$100.00 is to be paid monthly to Riverhaven Village POA Operating Account from Storage lot for administrative services that the Board contributes, for a total of \$300.00 monthly. See annual breakdown below for 2017:

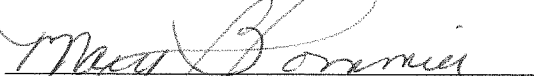
\$2,400.00 yearly to Villages Services for management.


\$1,200.00 yearly to Riverhaven Village POA for administration and supervision.

With no further business to come before the Board the meeting was adjourned at 12:00 P.M.

**Motion to adjourn by John Nash, second by Mary Pommier. All in favor. Motion passed.**

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

  
Secretary

  
Date