

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

November 16, 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, and CAM Erica Barker. See sign in sheet for homeowners present.

Member Concerns: NONE.

MEETING MINUTES: Motion by Tom Smith to approve the October 19, 2016 meeting minutes, second by Jerry Griffin. All in favor, motion passed.

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

At the end of October 2016, the association had current assets of \$78,363.47. This amount includes Regular Checking, Storage Lot Checking, Money Market Account, Directory Reserve, Storage Lot Reserve and Property Improvement Reserves. Outstanding Accounts Receivable of \$1,276.84 (annual assessments of \$2,284.48, mowing vacant lots of \$600.00, storage lot mowing expenses of \$.01, and write off of bad debts of (\$1,607.65)). We have \$2,884.49 in unpaid assessments 30-90 days and over, and \$578.87 in prepaid assessments which brings the final amount owed and not collected to \$2305.62. No new demand letters were sent in October. Lien letters remain on B02L42 and B07L09. The estate of Thomas Fox remains in arrears in the amount of \$474.51. The owner of B40L57 and B45L09 is paying late assessments through an approved payments plan. Five of the seventeen double lot properties (B04L43&44), (B08L07&08), B49L05&07), B50L14&15) and (B50L21&22) have not paid their assessments to date for the second lot and interest continues to accumulate. Riverhaven Village records show these properties as being two (2) lots from the original developer 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 permission of the Association.*

Motion by Mary Pommier to accept and file the financial report as written, second by Jerry Griffin. All in favor, motion passed. *Much thanks to Eve for all of her hard work!*

Fraudulent charge hit the Riverhaven Money Market account, all funds have been returned and the account has been closed.

Committee Reports:

Presidents Report: John Nash – (written report attached to minutes)

CAM Erica Barker will keep the Board updated on the trees that need to be removed at 12030 W Tarpon Court. CAM Erica Barker will contact the homeowner at 11561 Waterway Drive and ask them to remove the dog pen from the property. Meeting with Bob Christensen tomorrow regarding getting an injunction against a homeowner for repeated and continual deed restriction violations.

Mowing & Village Green: Jim Schwaller – Thomas Maziarz is awaiting to sign his new contract if approved. Everything looks great.

Architectural Review: Jerry Griffin: 1 request for a dock and boat lift at 5264 S Spy Glass which was put in 2 weeks ago before the project was approved. CAM Erica Barker will notify Marlin Marine to let them know that they cannot start work until the Board approves the plans, and the same letter will be sent to the homeowner as well so they are both aware. **Motion by Mary Pommier to approve the dock and boat lift, second by Jim Schwaller. All in favor, motion passed.** CAM Erica Barker will type up sample ACB forms for sheds, fencing etc. that include all the different setbacks.

Roads/Lights/Security: Tom Smith: (written report attached to minutes) Picked up debris along Timberlane, Timberlane has one light that is intermittent, and Prices Point has two lights intermittent all of which were reported. *Thank you to Tom for picking up the debris!*

Front Entrance: John Nash: (written report attached to minutes) Two globes at the front entrance have cracks, need to look into ordering new globes. Shadowood and Riverhaven need to be a united front and both board should vote to ban all motorized vehicles from the commons.

Storage Lot: Jim Schwaller – Working with Chris Watson to come up with a plan to add up to 25 new spaces in the storage lot.

Deed Restrictions: John Post: (written report attached to minutes) Highlights below: Deed Restriction revision mailing was mailed out on Monday to all homeowners. A boat tour needs to be done to look at the docks to see if they need repairs.

Manager's Report: Erica Barker (Written report attached to minutes) **Motion by Jim Schwaller to remove the past due balance of \$1.13 for B49L09L10, second by John Nash. All in favor, motion passed.**

Old Business:

-Lot mowing Contract Decision: **Motion by Tom Smith to approve 3 year contract for Thomas Maziarz to mow the vacant lots and common areas second by Jim Schwaller. All in favor, motion passed.**

-Injunction status: Meeting is set for Thursday November 17th with Bob Christensen.

-By-laws status: Larsen is in the process of working on the By Law revisions for an estimated price of \$625.00. If the price changes, the Board will be told ASAP.

-Deed Restriction revision update: Proxys/Ballots are starting to come in, CAM Erica Barker will start to open them and put them in alphabetical order and tally them.

-Forms for ACB approval: CAM Erica Barker will type up sample ACB forms for Board approval that the association can use to approve fences, pools, screened enclosures, etc.

-Nominating committee status: Meeting November 18th, Intent to run forms will be mailed if not enough people want to run for positions.

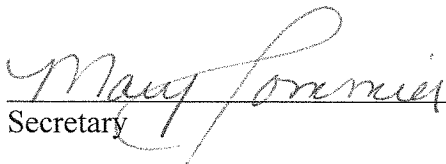
-REMINDER: THE ANNUAL MEETING WILL BE FEBRUARY 8 2017 AT 7PM AT THE RVCC CLUBHOUSE


New Business:

-Shadowwoods/common areas: Motion by Mary Pommier that effective immediately NO MOTORIZED VEHICLES be on the grass in the common areas (Tract 1). Tom Smith seconded, all in favor. Motion passed.

With no further business to come before the Board the meeting was adjourned at 11:05 A.M.
Motion to adjourn by Mary Pommier , second by Jerry Griffin . All in favor. Motion passed.

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


Secretary


Date