

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

**August 17, 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, John Post, and Jim Schwaller. Tom Smith was absent; a quorum was established. Also in attendance from VSC were CAM Linda Deptola and CAM Erica Barker.

**Member Concerns: NONE**

**MEETING MINUTES: Motion by Mary Pommier to approve the July 22, 2016 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 July 2016, the association had current assets of \$104,133.06 This amount includes Regular Checking, Storage Lot Checking, Money Market Account, Storage Lot Reserve, Property Improvement Reserves and Directory Reserves. Outstanding Accounts Receivable of \$1174.09 includes annual assessments of \$2570.28 that have been re-billed, mowing vacant lots of \$375.00, storage lot mowing expenses of \$.01 and write off of bad debts of (\$1711.20). We have \$2945.29 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 \$2,466.42. No new demand letters were sent in July. Lien letters were filed 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 \$471.18. Hanisch is paying her late assessments through an approved payment plan. Six (6) of the sixteen (16) double lot properties ((Falkowski: B04L43L44), (Baxter: B49L09L10), (Frank: B50L14L15), and (Mohrman: B50L21L22)) 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. County records show 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 Jerry Griffin. All in favor, motion passed.**

**Committee Reports:**

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

CAM Erica and I did canal tours to look for damaged docks and a complaint about a tree that had fallen and is blocking a canal. Received a complaint about the culvert between Riverhaven Dr & Deepwater that is clogged. Citrus County has been mowing Timberlane Dr and trimming the trees for ease of access of emergency vehicles. With the completion of the Bylaws and the resignation of Diane Alvarez, I am suspending her committee to let John Post establish his own.

**Mowing & Village Green: John Nash** – (written report attached to minutes) Highlights below:

Gave approval to Thomas Maziarz to mow five (5) additional vacant lots that needed to be mowed. RVPOA had mailed out thirty (30) day letters to these homeowners that if the property wasn't mowed within that timeframe, the POA would mow and charge it to the homeowners account. Those homeowners have been sent invoices. CAM Erica Barker will call Thomas Maziarz to mow the Estate of Thomas Fox.

**Deed Restrictions: John Post:** (written report attached to minutes) Highlights below:  
Current significant issues still remain at 5192 S Runningbrook, 11793 Fisherman Lane, and 4760 Myrtle.

**Architectural Review: Jerry Griffin:** Received Daniel Rowe's request to the board, the board approved his second fencing option. Received 4 requests from Dock Masters: One for boat lift replacement, another for dock extension (parallel to the seawall) and boat lift, another for rip rap seawall, and a dock extension and a boat lift.

**Roads/Lights/Security: Tom Smith:** (written report attached to minutes): Marry Pommier wanted to remind everyone in his absence that newsletter submissions are due by September 1, 2016.

**Front Entrance: John Nash:** (written report attached to minutes) Highlights below:  
I continue to replace light bulbs in the same fixture closest to Waterway Drive, if more help is needed Thomas Electric will be contacted to see if a repair is needed.

**Storage Lot: John Nash** – (written report attached to minutes)  
Inventory was done with Jim Schwaller and CAM Erica Barker on August 16, 2016. Someone has discarded tree trimmings across from the front entrance to the storage yard that needs to be removed. There is a boat trailer with an old sticker number of #2452 that does not belong on the list, and doesn't belong to any residents in RVPOA or Gasparilla or Shadowood. The serial number was able to be traced and it belongs to David Forker from St Petersburg. This item will be tagged by CAM Erica Barker and given 48 hours to be removed before it is towed. Total items in the storage yard was sixty seven (67) at the time of inspection, there are eighty four (84) paid spaces out of an eighty five (85) total.

**DR Committee: John Post:** There is work being done to revise the deed restrictions for the issues previously approved by members. The goal is to mail it out in November to the membership and possibly vote on it at the annual meeting in February.

**Manager's Report: Erica Barker** (written report attached to minutes)  
CAM Erica Barker will be meeting with lawn care companies to give them the specifications and get bids for the common area/vacant lot mowing job in time for the budget meeting on September 21, 2016.

**Old Business:**

-Fining Committee: Motion by Mary Pommier to disband the current fining committee and re-organize with new members from RVPOA, second by Jerry Griffin. After some discussion by John Post, motion all in favor and passed. CAM Erica Barker will be meeting with the fining committee to keep the fining committee informed and updated and aware of what their roles are. The homeowner at 4760 S Myrtle Way will be sent a hearing/fining notice as soon as the new members of the fining committee are formed. CAM Linda Deptola stated that the direction from the board to send a hearing letter is about what the homeowner has done in the past, not what they will do in the future. If a homeowner promises that they will never violate a deed restriction again, that does not count towards that particular violation. The homeowner at 11793 W Fisherman Lane will be sent a hearing/fining notice for the three (3) violations that still remains on their property. CAM Erica Barker will be contacted regarding whether or not Hemme on Mystic Point will need to be sent a hearing/fining notice.

-Storage lot: John Post asked if RVPOA is using all the available space in the storage lot to expand and gain more spaces. If grass and weeds were removed, and more spaces were made available, it would increase revenue. Motion made by John Post to take \$100.00 (half the monthly fee) from the Storage Lot management fees each month and put towards Riverhaven Village POA to help take care of the costs of the storage lot. Second by Mary Pommier, all in favor. Motion passed.

**New Business:**

-2017 Assessment: **Motion 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 Jerry Griffin. All in favor, motion passed.**

-Management company vote: The board will vote at the September 21, 2016 Board Meeting whether or not to keep Villages Services as the management company.

-Political signs: **Motion by John Post to allow political signs on homeowner's properties thirty (30) days prior to the November 8th election, the signs must be removed by November 9<sup>th</sup>, signs may be no larger than 18" by 24" with inconspicuous stands and no more than two (2) signs per property will be allowed. After some discussion by the Board, the motion was seconded by Mary Pommier. All in favor, motion passed.** CAM Linda Deptola stated that there is no federal or state law that says that RVPOA has to allow political signs

-Golf carts: No underage drivers on golf carts are allowed (law). If a resident has an issue regarding golf carts, stray animals, etc the county and sheriffs office needs to be contacted. CAM Erica Barker will write a notice to be placed in the newsletter.

-Budget meeting: **THE BUDGET MEETING WILL BE DURING THE NEXT REGULAR SCHEDULED BOARD MEETING ON SEPTEMBER 21, 2016.**

With no further business to come before the Board the meeting was adjourned at 10:51 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 September 21, 2016 at 10:00 A.M.

**\*\* THE BUDGET MEETING FOR 2017 WILL ALSO BE DURING THE BOARD MEETING\*\***

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

  
Secretary

10/3/2016  
Date