

Riverhaven Village POA Meeting Minutes
BOARD OF DIRECTORS MEETING
352-746-6770/Fax 352-746-3607

April 19, 2017

The meeting was called to order by President Jim Schwaller at 10 A.M. Board members present were: Mary Pommier, Eve Linton, Deborah Auwerter, Beth Darr, Lynn Hunt and Rande Newberry and a quorum was established. Pam McFarland was absent. Also in attendance from VSC were CAM Trudy McLaughlin and a list of homeowners present.

Member Concerns: Perry LaFoe came and presented an approval letter for his rear porch; the Board apologized and will place the approval in his file for future records.

Motion by Mary Pommier to waive the reading of the March 15, 2017 Board Meeting Minutes and accept them as written, seconded by Eve Linton. All in Favor, motion passed.

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

Motion by Mary Pommier to accept and file the financial report as written, second by Deborah Auwerter. All in favor, motion passed.

Owner paid \$175 for tree removal at 4915 Deep Water.

Committee Reports:

Presidents Report: Jim Schwaller. Thank you to Bob Darr for all his efforts with the irrigation system at the entrance. Tom Maziarz will be installing the “No motorized vehicle” signs to the common park. The light covers are all in good shape and there is one spare globe.

Architectural Review: Rande Newberry. 2 approvals.

Motion by Rande Newberry to approve the fence at 11998 Riverhaven Drive. Second by Mary Pommier. All in favor, motion passed.

Motion by Rande Newberry to approve the dock at 11825 Riverhaven Drive. Second by Mary Pommier. All in favor, motion passed.

Motion by Mary Pommier to send a cease and desist letter to 11764 Valley Spring as the owner recently installed a gazebo without permission and would not be approved and must be removed. Second by Lynn Hunt. All in favor, motion passed.

Storage Lot: Trudy McLaughlin – Monthly report given to the President. The concrete bumpers have been installed and new applications were mailed to everyone on the waiting list. Total 114 spaces. DJ Fence repaired a cut in the fence which has been repaired.

Motion by Mary Pommier to purchase a sign for the storage area stating “Under Camera Surveillance” from Sandpiper signs, seconded by Lynn Hunt. All in Favor, motion passed.

Manager's Report: Trudy McLaughlin (Written report attached to minutes) Received response from Florida Fish and Wildlife Conservation Commission regarding the slow speed zone request to extend past Manatee season stated the statute does not provide FWB the ability to regulate outside of the season, but the staff will review the current manatee data and speed zone rules in the future. Thomas electric charged \$2,337 for entrance wiring repair, plus \$138 additional for the battery for irrigation clock and photo cell instead of timer for the lights. The irrigation was repaired by Rainman for \$480. Tom Maziarz is currently mowing 75 vacant lots.

Old Business:

- Injunction status: Injunction was served to one of the owners and waiting the two weeks requirement to the other owner, who passed away, and then will be setting a court date.
- Attorney Gaffney is awaiting a mediation date from attorney Stillwell if in two weeks we do not have a date, Attorney Gaffney will ask for a withdrawal of the request for mediation or proceed to mediation.
- The fine committee will be represented by: Gisela Taudte, Cathy Clark and Cookie Alvarez and a meeting will be held to discuss the procedure with the new Committee members.
- The President and Treasurer spoke with Shadowwoods and also had a meeting with Hagar Insurance to discuss the General Liability and obtained a certificate of insurance indicating that "Shadowwoods" is an additional insured on the policy. This was completed for no charge. The Property Manager also updated the common areas on the policy as the entrance was not included.

New Business:

- Motion by Mary Pommier to revised the vacant lot mowing letter as written, seconded by Lynn Hunt. All in Favor, motion passed.**
- The Board discussed splitting the community into sections so that Board Members could each have a section to monitor for violations and notify the Property Manager.
- The information regarding the Homosassa River Restoration Project whose goal is restoration of the Homosassa River will be shared with the community in the next newsletter. Other items to be added to the newsletter: Golf cart regulations from the sheriff's department, storage lot update, work done at the main entrance and violation issues.
- Motion by Mary Pommier to purchase six small pick up after your dog signs for the commons from Sandpiper signs white with black letters and posts. Second by Beth Auwerter. All in favor, motion passed.**

A few items will be added to the Agenda for next month's meeting: Emergency plan, Discretionary/emergency spending, metal roof policy and exterior painting policy.

With no further business to come before the Board the meeting was adjourned at 11:25 A.M.
Motion to adjourn by Mary Pommier, second by Eve Linton. All in favor. Motion passed.

Respectfully submitted by Trudy McLaughlin, CAM for Riverhaven, POA, Inc. for

Secretary

Date