

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

**March 15, 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, Pam McFarland and Rande Newberry and a quorum was established. Also in attendance from VSC was CAM Trudy McLaughlin.

**Member Concerns:** NONE.

**Motion by Mary Pommier to waive the reading of the February 15, 2017 Board Meeting Minutes and accept them as written, seconded by Beth Darr. 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 Lynn Hunt. All in favor, motion passed.**

**Motion by Eve Linton to allow utility invoices to be paid by auto-pay from the checking account, second by Mary Pommier. All in favor, motion passed.**

**Motion by Mary Pommier to pay invoice for \$350 for tree removal at 4915 Deep Water as owner was not properly notified of work scheduled, seconded by Lynn Hunt. All in favor, motion passed.**

**Committee Reports:**

**Presidents Report: Jim Schwaller.** The County emergency services were staged on the other side of the bridge during some work earlier this month and the Board will continue to monitor the situation. Drainage inspection from State due in July 2017. Discussed adding non-Association information to web site. Cost would be \$25 set up fee and \$10 posting fee, board decided to use Next Door web site and the newsletter.

**Vice-Presidents Report: Lynn Hunt.** See attached report.

**Architectural Review: Rande Newberry.** Attached report. 5 approvals and 1 pending.

**Motion by Mary Pommier to approve the three new requests pursuant to attached report. Second by Jim Schwaller. All in favor, motion passed.**

**Storage Lot: Trudy McLaughlin** – Monthly report given to the President. Jim Schwaller and John Nash volunteered to monitor the camera, card and battery. Property Manager to send a letter to Mr. Conner to remove his trailer as he sold his unit in February. Sticker #5164. The storage application letter will be revised to ask for photos of the trailers. Replaced the lock as it was not working properly.

**Motion by Mary Pommier to have Property Manager mail 14-day towing letters if the storage lot fee is not paid and the trailers are still in the storage lot and the towing fee will be charged to the homeowner, seconded by Beth Darr. All in Favor, motion passed.**

**Manager's Report: Trudy McLaughlin** (Written report attached to minutes) To order the new globes from Linda's Yard art would be \$49.71, Jim Schwaller will evaluate and see how many we need to order and discuss at the next Board Meeting.

**Motion by Mary Pommier to order 2 more no motorized vehicle signs for commons for \$45 each from Sandpiper Signs, seconded by Lynn Hunt. All in favor. Motion passed.**

**Old Business:**

--Injunction status: Injunction filed by attorney on March 10, 2017, to the Clerk of Court, awaiting a court date.

-Attorney Gaffney mailed a response letter to the owners and attorney Stillwell on March 9<sup>th</sup> regarding the mediation for 5173 Runningbrook Drive. Jim Schwaller, Mary Pommier and Eve Linton will be the Committee meeting with the attorney.

-The Fine Committee met regarding 11793 Fisherman violation and denied the fine as the violation was corrected.

**New Business:**

-The Board requested the Property Manager mail thank you letters to the fine committee thanking them for their service and disbanded the current Committee.

-The President and Treasurer met with Shadowwoods and will be following up on a few issues. The Property Manager suggested a meeting with our Agent to discuss the General Liability for the common grounds as 16% of the park is owned by Shadowwoods and add the Association as additional insured.

-Tom Maziarz submitted LLC state paperwork and exemption of workman's compensation from the State of Florida so he can proceed with the mowing contracts with the Association. Two bids were submitted to the Board for review. The vacant lot mowing list and maps will be mailed to Mr. Maziarz before April 1, 2017. Note: The vacant lot program is \$225 no matter how many mows an owner request, as we had one owner submit half the invoice as he only wanted it mowed certain months.

With no further business to come before the Board the meeting was adjourned at 12:10 P.M.

**Motion to adjourn by Mary Pommier, second by Beth Darr. All in favor. Motion passed.**

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

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Secretary

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Date