

RIVERWOOD PLANTATION HOMEOWNERS' ASSOCIATION, INC.
Board of Directors' Meeting Minutes
November 9, 2017

Call To Order: The Riverwood Plantation Homeowners' Association, Inc., Board of Directors' Meeting was called to order by M. Bishara, at 7:00PM at the Riverwood Clubhouse, Port Orange, Florida.

Roll Call:

Magdi Bishara	President	Present
Douglas Lynch	Vice President	Absent
Jim Bowyer	Treasurer	Present
Ted Powers	Secretary	Present
Henry Marcley	Director	Present
James Shriner	Director	Present
John Russo	Director	Present

Approval of Agenda: Motion made by J. Shriner, seconded by J. Bowyer, to approve the agenda as presented; motion carried.

Minutes: Motion made by J. Shriner, seconded by J. Bowyer, to waive the reading and approve the Minutes of October 12, 2017; motion carried.

Status of Accounts: J. Bowyer, Treasurer, provided the following written reports:

*Balance Sheet Previous Year Comparison (10/17). Statement of Revenue and Expense (01/17-10/17). Statement of Cash Flows (01/17-10/17).

*Legal costs have totaled \$37,000 YTD.

*1 past due account was collected in the past month. 6/7 accounts remain. Spread sheet and written report provided.

*There is funding for the RV storage lot drainage/grading project (\$6,500).

*Approx. \$2,500 was paid for Hurricane Irma clean up.

*Written financials are provided by the Treasurer at the board meetings and can also be found on the association's website www.riverwoodplantationfl.com.

Association Manager's Report: Written report provided to the board (10/17).

ARC Committee/Report(s): Written and verbal report was provided for recent ARC approvals. 5 applications were reviewed and approved in October and 4 currently in November. Owners are reminded that when removing a tree to not only complete the ARC application but obtain a City permit and replace the tree when and if required per the City guidelines.

*Resolution-Fine Committee/Report(s): 6230 Cranberry, 6190 Knotty Pine, 6202 Morning Drive, 6231 Poplar Grove, 6213 Ranier are in process of time requirements allowing owners of these properties the opportunity to file a defense and request a hearing in front of the Resolution Committee. 4 properties sent Certified Notices of Fine/Legal in October resolved issues. 6206 Yosemite, 6241 Yellowstone, 6216 Ranier, 6220 Ranier, 6175 Knotty Pine, and 6206 Morning were recently forwarded certified letters and will be set for fining in December if violation(s) not corrected.

Unfinished Business:

2017 Pending Projects: *RV Drainage (M. Bishara): Permit obtained 10/11/17 from the City. Project is awaiting scheduled time from Samsula Demolition. Coordination efforts will begin following project start date for owner notification to relocate stored vehicles for approximately 10 days. *Replacement of broken pool tiles. Approximately 30 pool tiles are in need of attention, however, only 2-3 are in violation of current code. Management to have these tiles epoxied immediately to prevent any issues with association liability insurance. The remaining project is tabled for the New Year. *Pool Plumbing Fixtures (M. Bishara): Tabled (winter project). *Pool Fence/Gate Replacements/Locks (M. Bishara): Tabled (winter project). *Dock Repairs – Engineering/Scope (M. Bishara): Previously approved and expected to be completed within a few weeks to the walkway, dock roof, center parking island, etc. *Riverwood Swale closest to Palmas Bay: M. Bishara has been in contact with the City per prior communications confirming the City will be maintaining the area. There was also a barrier (railroad tie) removed several years ago that is in need of replacement.

Pending Litigation: Hearing for resolution scheduled for 12/12/17 in front of Judge Fields. Members are welcome to attend.

New Business:

*2018 Proposed Budget: Properly mailed to all owners with notification of board meeting. J. Bowyer represented that in preparation of this budget the goal was to continue with current initiatives and improvements within the community, to fully fund legal, and increasing reserves to include a hurricane reserve as well. The 2018 budget calls for an \$8/month increase. Motion made by J. Shriner, seconded by J. Bowyer, to approve the 2018 Proposed Budget; motion carried. Coupon(s) and approved budget will be forward to all owners prior to Jan. 2018 by Florida Community Bank (FCB).

Board Comments/Resident Participation:

*Resident participation occurred throughout the meeting.

*R. LaRocca suggested surveys be attached to ARC submittals (Noted: City and HOA allow drawings).

*M. Bishara recommended a reasonable sod company, Zaragoza Sod, LLC (527-9117) if interested.

Board members asked to review community for area(s) in need of sod.

*Owner in Greenbriar offered assistance in landscaping improvements to their entryways. (P. Landry – 6181 Sequoia). Also, noted an area in her driveway of concern. J. Russo to follow up.

Next Meeting: December 14, 2017.

Adjournment: Motion made by J. Bowyer, seconded by J. Shriner, to adjourn the meeting (7:45PM); motion carried.