

RIVERWOOD PLANTATION HOMEOWNERS' ASSOCIATION, INC.
Board of Directors' Meeting Minutes
April 13, 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	Present
Jim Bowyer	Treasurer	Present
Ted Powers	Secretary	Absent
Bill Beck	Director	Present
Henry Marcley	Director	Present
James Shriner	Director	Present

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

Minutes: Motion made by J. Bowyer, seconded by J. Shriner, to waive the reading and approve the Minutes of March 9, 2017; motion carried.

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

*Balance Sheet Previous Year Comparison (3/17). Statement of Revenue and Expense (01/17-03/17). Statement of Cash Flows (01/17-03/17).

*Estimated at \$4,600 under budget (But noted that expenses changed on a daily basis).

*Banking Resolutions: Motion made by J. Bowyer, seconded by B. Beck, to transfer funds from Regions to Florida Community Bank (FCB); motion carried. J. Bowyer reported that FCB offers free quarterly coupons which will be a savings from \$1,500 per year thereon as well as interest on the reserve. This will be completed with proper notification to owners prior to 2018.

*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 (03/17).

ARC Committee/Report(s): 6 approvals for items such as tree removals and fence replacement were approved in March 2017 and 4 approvals were given in April 2017. Owners are reminded that ARC approval is required for any exterior modifications and/or improvements.

*Resolution-Fine Committee/Report(s): J. Frost reported that most current violations are for weeding and overgrowth of landscaping. A list of 6 units were forwarded to management (04/11) and correspondence is being forwarded notifying these repeat offenders advising that failure to correct the violations will result in the matter being forwarded to legal with cost(s) of same to be paid by owner.

Unfinished Business:

Entryway Lighting: J. Shriner is in process of obtaining bids and will be prepared to report findings at the next meeting.

RV Drainage: Motion made by J. Bowyer, seconded by D. Lynch, to approve Samsula Demolition in the amount of \$6,593 to grade and correct drainage at the RV Drainage; motion carried. M. Bishara is in process of meeting with City officials to confirm permitting requirements. Owners will be asked to relocate their stored items at their properties for approximately 1 week. Volunteers will be needed to reset the marking posts.

River Pointe Sign: The sign has been installed. Lighting is in process. Once completed irrigation and landscaping will be completed. This is a result of an insurance claim and all expense are being reimbursed to the association.

Open Maintenance:

- *Pool Fence/Pool Locking Systems: The back exit/entrance gate has been locked while the locking system is being reviewed.

- *Handrail at Pool: Volunteers are fixing the handrail.

- *Community Signage: Pending Project.

- *River Park Center Island: Proposals are being accepted for the replacement of the railroad ties.

- *Pool Plumbing Fixtures: Proposals are being accepted for the replacement of pool plumbing fixtures and tile repair.

- *Pending Litigation: B. Beck reiterated that his report is not a legal opinion but rather informative only. Sable Cove (SC) vs. Riverwood HOA (RWP): Court had SC re-write the Complaint. RWP has 20 days to answer. A merger is being discussed. A merger would result in the RWP assuming the management role of the SC community but SC would continue with financial responsibilities.

New Business:

- *Website Review: Tabled due to technical difficulties.

- *Pool Monitor: Motion made by D. Lynch, seconded by J. Bowyer, to retain a summer time pool monitor for 20 hours per week for \$8.50/hr; motion carried. The pool monitor will remain at the entryway to the pool to insure that only current residents of RWP are utilizing the pool. Notice will be sent to owners of this temporary employment opportunity.

Resident Participation/Board Remarks:

- *G. Allen: Requested clarification of the responsibility of the replacement of sod between sidewalk and roadway in front of residences. It is owner responsibility. It was noted that several areas that are, in fact, association responsibilities do not have proper irrigation. Also, thanked the volunteers for the recent maintenance/landscaping of the RV area.

- *J. Yarbrough: Volunteered to provide a truck load of red sand at the clubhouse that owners can use on a first come/first serve basis to improve their landscaping. Also, requested additional parking for guests.

Next Meeting: May 11, 2017

Adjournment: Motion made by J. Bowyer, seconded by D. Lynch, to adjourn the meeting (7:55PM); motion carried.