

RIVERWOOD PLANTATION HOMEOWNERS' ASSOCIATION, INC.
Board of Directors' Meeting Minutes
August 10, 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 (via conference call)
Jim Bowyer	Treasurer	Present
Ted Powers	Secretary	Present
Henry Marcley	Director	Present
James Shriner	Director	Absent

Board Vacancy: Motion made by M. Bishara, seconded by J. Bowyer, to appoint John Russo, President of Greenbriar HOA, as Director of Riverwood Plantation Homeowners' Assoc.; motion carried (T. Powers opposed).

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

Minutes: Motion made by J. Bowyer, seconded by T. Powers, to waive the reading and approve the Minutes of July 13, 2017; motion carried.

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

- *Balance Sheet Previous Year Comparison (7/17). Statement of Revenue and Expense (01/17-07/17). Statement of Cash Flows (01/17-07/17).

- *Relatively close to budget with approx. \$10,000 over in legal and \$5,000 over for lighting and clubhouse paving.

- *\$27,000 deposited in reserve for quarterly funding of 2017. \$10,396 spent for clubhouse air conditions. \$17,000 is net to date.

- *A letter is being prepared to be sent to all owners to include with October coupon being sent by FCB. Owners will be able to pay on line (bank to bank), check, credit card (\$7.50 fee) and go directly to bank. Review is being made to place Poplar \$5/month road reserve to quarterly. Discussed having FCB link on association website for owner's reference.

- *2018 Budget - Board members to have an open budget workshop meeting prior to next Board Meeting.

- *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 (07/17). 2018 Amended Proposed Board/Budget/Annual Meeting Dates and Mailer Requirements provided to the board.

ARC Committee/Report(s): Written and verbal report was provided for recent ARC approvals. 5 applications were reviewed and approved within the past month.

- *Resolution-Fine Committee/Report(s): L. Hoffman provided updated report and reminded those present that most owners resolve their issues immediately a few do so slowly. A written report of

violations was provided. There are 4 units that have received final notices or be fined. 2 are in bank foreclosures. Motion made by J. Bowyer, seconded by H. Marcley, to have landscaping maintain 6213 Ranier with invoices to be placed on the property; motion carried. 6204 Yellowstone is being reviewed. 6231 Poplar is in bank foreclosure. 6227 Poplar has started some improvements. 6 additional units are being forwarded certified notices. Board members are reviewing and finalizing the new guidelines per FL Statutes for fining of additional properties for violations. Response has been drafted, approved, and forwarded to SC Board of Directors in response to their notification that their ARC was dissolving.

Unfinished Business:

Entryway Lighting: Phase I has been completed.

River Pointe Sign (Insurance Claim): Awaiting final payment from driver's insurance.

Pool Plumbing Fixtures: Motion made H. Marcley, seconded by D. Lynch, to approve spending authority up to \$3,000 for updated pool area plumbing fixtures; motion carried. It was noted that the men's urinal was current out of order on today's date due to a leak and location of the water shut off. Plumbing vendor may be needed.

Dock Repairs – Engineering/Scope: Motion made by J. Bowyer, seconded by T. Powers, to approve The Ryan Company (Dock Repair and Rebuild) in the amount of \$45,740 for removal and replacement of the existing walkway and dock and Coastal Waterway Services in the amount of \$2,000 for proper permitting and engineering; motion carried.

Greenbriar – Irrigation: Previously discussed that a new well was needed and an agreement is/has been signed to insure better upkeep and maintenance of the area.

Pending Litigation: Ongoing.

RV Drainage: Meetings have occurred between vendors, city engineer and staff, and board members. Issue arose over permeability of proposed hard pack material necessary to resolve this drainage issue. The issue was resolved and City has allowed hard packed materials in the north and east section of the lights. Project is moving forward.

Pool Signs/Community Signs: Ongoing discussions need to occur.

Pool Fence/Gate Replacement/Locks: Proximity Readers are currently being researched (in lieu of keys). Scope is being finalized regarding fence/gate replacements.

RV Storage/Clubhouse Reservation Forms: No discussion.

River Park Center Island: Will have dock company review during dock repairs/replacements as materials removed may be able to be used to improve the center island.

Park Clean up: Motion made J. Bowyer, seconded by T. Powers, to approve Branching Out Tree Service in the amount of \$1,600 to clean out encroaching vegetation from walkways and clear existing debris from high-visibility area and remove leaning, storm damaged hardwoods from entrance; motion carried.

Communication with Port Orange regarding clean of Palmas Bay Swale: City has advised that engineering to occur October. However, the association must remove irrigation and proposal for same is pending. However, may be less expensive to maintain in house and not remove irrigation. Project ongoing.

New Business:

Security Cameras: New cameras are needed in the 4-corners of the pool area. Estimated expense is \$2,500.

Foreclosure(s): There is a property that is currently outstanding in their dues. Association has lien and title has been pulled. There is a mortgage and several small liens on the property at this time. Board members are not in favor of moving forward with a foreclosure against the property due to the clouded title and unforeseen condition of the property if possession is taken.

Next Meeting: September 14, 2017

Adjournment: Motion made by J. Bowyer, seconded by T. Powers, to adjourn the meeting (8:15PM); motion carried.