

RIVERWOOD PLANTATION HOMEOWNERS' ASSOCIATION  
Board of Directors' Meeting Minutes  
May 18, 2017

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

Roll Call:

Magdi Bishara	President	Present
Douglas Lynch	Vice –President	Present
Jim Bowyer	Treasurer	Present
Ted Powers	Secretary	Present
Bill Beck	Director	Absent
Henry Marcley	Director	Absent
James Shriner	Director	Present

Approval of Agenda: Motion 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 approved the Minutes of April 13, 2017; motion carried.

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

\*Balance Sheet Previous Year Comparison (4/30). Statement of Revenue and Expense (4/30/2017). Statement of Cash Flows (4/30/2017).

\*"The major variance to budget is in Legal Fees".

\*Banking Resolutions: J. Bowyer reported that the association has changed banks to FCB offers free quarterly coupons, for a savings of \$1,500 to the HOA. 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](http://www.riverwoodplantationfl.com)

Association Manager's Report: Written report provided to the board (04/14).

ARC committee /Report approvals for items such as tree removals (Palm Tree), fence replacement, painting and roofing for the month of April. The owner of 6212 Morning Dr. has not applied for an ARC for roofing, management will send them letter to comply. Owners are reminded that ARC approval is required for any exterior modifications and/or improvements.

\* Resolution-Fine Committee/Report (s): L. Neff reported that most violations are for weeding and overgrowth of landscaping. 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:

\* Entry way lighting: Jim Shriner reported he has three bids from \$1300.00 to \$2,800.00. The board will get additional bids. They have two new electrical business's to call (Bayshore Electrical & Old Saw Mill Electrical).

\*RV Drainage Mag reported that they are still working on this and need another meeting Samsula.

\*RiverPointe Sign – Status (Waiting on FPL for shut off)

\* Pool Monitor- Mag introduced Susan Lucke; she will start on 5/20/2017. She will have a list of owners to check if needed.

\*Open Maintenance Items: Pool Fence, Pool Locking, Community Signage, Pool Rules, River Park Center Island. D. Lynch will be getting bids for the signs. Pool Plumbing Fixtures two bids were submitted: Rick's Sewer & Drain Service, Inc. and Bill Shafer Plumbing. Mag requested a meeting be set up for Rick's Sewer & Drain Service, Inc.

\* Pending Litigation – T. Powers made a motion to ratify the decision of the board at the April 17 Board Meeting to terminate legal representation by Kistemaker and retain Wright & Casey with an initial payment of \$3,000. Decision was approved by a majority of the members present at the April meeting. The ratification was unanimously approved.

NEW BUSINESS:

\* Website Review: J. Bowyer showed the Riverwood Plantation website and explained each section that gives all the information about Riverwood Plantation. When you go to pull the website up make sure you use RIVERWOODPLANTATION FL.

\*RV Storage: - Update Agreement is being reviewed by the board.

\* Clubhouse Parking Lot-Resealing: Three (3) bids were submitted , D. Lynch asked that we call the three bids and ask them to give us new bids with asphalt verses cold coat. Management will follow up on this.

\*Resident Participation (per sign in Sheet) - An owner asked that the Font on the meeting notice be larger. Management will change this.

NEXT MEETING DATE \*JUNE 15, 2017.

MEETING ADJOURNMENT AT 8:15 P.M.