

RIVERWOOD PLANTATION HOMEOWNERS' ASSOCIATION, INC.
Board of Directors' Meeting Minutes
March 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.

Appointment of Officers:

Motion made by T. Powers, seconded by J. Bowyer, to appoint the following as officers; motion carried:

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

Motion made by T. Powers, seconded by J. Shriner, to appoint B. Beck as legal liaison; motion carried.

Approval of Agenda: Motion made by B. Beck, seconded by T. Powers, to approve the agenda as presented; motion carried.

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

President's Report: A power point presentation was provided by M. Bishara. Items included, but not limited to, a Code of Ethics for board members, communication improvements, history of events of the community (settled lawsuits, retained new management and lawn care, managing bank accounts, legal, and completed a reserve study). Past projects completed such as the water fall now functioning, new children's playground, security improvements and cleaned up RV/Storage area. The Sabal Cove lawsuit and results of same which are not positive for the community in its entirety was discussed. Appreciation was given to those countless hours of volunteer assistance.

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

*Balance Sheet Previous Year Comparison (2/17). Statement of Revenue and Expense (01/17-02/17).

Statement of Cash Flows (01/17-02/17).

*Estimated at \$3,500 over budget primarily for legal fees and items such as pool keys.

*One new bank foreclosure has been filed on an already delinquent owner.

*Banking Resolutions: Motion made by J. Bowyer, seconded by B. Beck, to update the banking resolutions for Mag Bishara, President, Doug Lynch, Vice President, Ted Powers, Secretary, and Jim Bowyer, Treasurer, as signatures on bank accounts; motion carried.

*Researching the transfer of operating from Regions to Florida Community Bank.

*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 (01/17). Noted an increase from lake maintenance provider and will attempt to negotiate. New router being purchased for clubhouse.

ARC Committee/Report(s): Two oak tree removals were submitted due to damages to property being caused by these trees. Owners are reminded that ARC approval is required for any exterior modifications and/or improvements.

*Resolution-Fine Committee/Report(s): L. Hoffman reported the Resolution Committee has resumed following the hurricane and holidays and correspondence has been forwarded to owners the prior month. Community email was recommended reminding owners that it is time to begin weed and feed to improve sod and lawn appearance(s). Correspondence has been drafted to forward with the upcoming quarterly mailer. List of five habitual/unsightly violation properties was provided. Board had two choices to either issue a fine which would then be forwarded to the committee for follow up or forward to legal. Motion made by J. Bowyer, seconded by J. Shriner, to forward these matters to legal at a cost of \$75.00 per letter (plus postage/costs); motion carried. A final 15 day notice is to be forwarded to these owners advising that the matter is being forwarded to legal and cost(s) will be the responsibility of the owner. M. Bishara requests to view legal retainer prior to execution.

Unfinished Business:

*Community Signage: Project pending but placed on hold due to Hurricane, cost(s), and other projects.

*Entryway Lighting: In addition to decorative lighting in need at the entryway it was noted that the waterfall lighting was in need of attention as well. J. Shriner will be working with an estimated budget of \$2,500. It was suggested that contact also be made with the City of Port Orange regarding city funding for improvement entryway lighting.

*RV Drainage: Proposals/options received previously from Samsula Demolition ranging from \$5,943-\$11,123. Additional proposals are being sought.

*RiverPointe Sign: Central Signs is anticipated to have installed shortly. Following will be electrical, lighting and landscaping. It was noted that this was as a result of a car accident and an insurance claim was filed and is paying out of the claim.

*Pending Litigation: B. Beck reiterated that his report is not a legal opinion but rather informative only. There was a hearing on Feb. 9th which was believed to be favorable for Riverwood. Encouragement was made by the Court to attempt to mediate. Correspondence has been forwarded to the Sable Cove President in an attempt to do so. It was noted that the Sable Cove insurance allegedly offered to pay for its damaged sidewalk and new sign but has been rebuffed. There was also an addition to the Sable Cove lawsuit regarding the maintenance of their lake.

New Business:

*M. Bishara reported several items projects being discussed at this time including a new lock system and fencing in the pool area, pool restroom fixtures, and river park center island improvements.

Resident Participation/Board Remarks: None.

Next Meeting: Thursday, April 13, 2017

Adjournment: Motion made by H. Marcley, seconded by T. Powers, to adjourn the meeting (8:10PM); motion carried.