

RIVERWOOD PLANTATION HOMEOWNERS' ASSOCIATION, INC.
Board of Directors' Meeting Minutes
July 12, 2019

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. Bowyer, seconded by T. Powers, 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 June 13, 2019; motion carried.

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

*Balance Sheet Previous Year Comparison (06/19). Statement of Revenue and Expense (01/19-06/19). Statement of Cash Flows (01/19-06/19).

*Collections: 2 units have been liened and are in need of title searches prior to filing association foreclosures against these properties. Board and management are to review collection fees with legal to determine an HOA fee advantage in these matters (i.e. an alternative collection policy of which owner is charged higher rates vs. the HOA having to pre-pay costs and await reimbursement).

*Budget meeting is scheduled for Tuesday, July 23, 2019. Board members are asked to provide project list(s). Members will receive notice of Budget meeting. A spread sheet will be presented with overhead projector and discussion will occur to prioritize projects. Items such as legal fees and payment from Sable Cove will be difficult to determine. Fresh ideas are always welcome.

*B. Beck appreciated the communication efforts put forth by the board regarding budget planning and the special assessment that was previously passed. J. Garvin questioned the special assessment and recent increases.

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

Association Manager's Report: *Written report provided to the board (06/19 - Present).

ARC Committee/Report(s): *Written and verbal report provided reflecting approvals in June/July.

*Resolution-Fine Committee/Report(s): Written report provided by Resolution Committee. Fines have been initiated against several properties and status of same is forthcoming.

Unfinished Business:

*Key Cards – Box Replacements: D. Lynch was absent, however, advised that new key systems are to be installed in the near future for the boat ramp area and the storage area.

*Security Update: D. Lynch was absent, however, reported that a 19 camera system is being proposed for the dock upgrades/clubhouse/ pool/playground/parking areas. Motion made by t. Powers, seconded by J. Russo, to approve the upgrades to be completed by Godfather Security in the amount of \$19,000; motion carried.

*Clubhouse Repairs (Insurance Claim/Exterior/Interior): Interior work is in progress with flooring pending. Exterior repairs, landscaping, and painting have been completed. Doors and windows are in need of replacement but pending additional planning.

*Litigation Pending: The matter is still pending judgement from the appellant court. 1 judge out of 3 has already submitted its ruling in favor of RWP. M. Bishara arranged a \$1,500 discount in recent legal fees.

New Business:

*G&G Outdoors has sold its company. New company has been on-site for a short period and it was noted the same employees are present and cost(s) remain the same. Management to obtain updated contract in new name, insurance and license information. Management to forward J. Shriner the current map regarding fertilizer by Dave's Pest Control.

*Entryway Waterfall: The motor/pump froze after recent storms (believed to be lightning). Motion made by J. Shriner, seconded by J. Bowyer, to approve the purchase of a new 5hp pump in the amount of \$3,000; motion carried. M. Bishara noted these motors only come with 1 year warranties, however, he will attempt to take old motor to be re-built if possible.

(*2019/2020 Maintenance/Project List (Planning and Discussion): Entryway landscaping, nature trail improvements, entryway lighting, repair/replacement of (2) lakefront benches, light at boat ramp, pavers/stones under new bike racks, ramp into maintenance shed, clubhouse furniture, and clubhouse awning cleaning. These are projects pending priority and financing.)

Board Comments/Resident Participation:

*Partially thru the meeting B. Powers announced the video-taping of the meeting.

*Resident participation occurred throughout the meeting.

*Members were appreciated for coming to the meeting and participating. Volunteers are always welcomed and needed. Board was appreciated for their tolerance and continued efforts that benefit the community.

*July 4th Community Social was a success. Volunteers were appreciated for everything. A Holiday Party was suggested for the future.

*Polls taken reflect that RWP has reasonable fees compared to other communities that even have less amenities.

*Entryway sidewalks in need of pressure washing.

Next Meeting:	Budget Workshop	July 23, 2019 @ 7:00PM
	Board of Directors' Meeting	August 8, 2019 @ 7:00PM

Adjournment: Motion made by J. Bowyer, seconded by T. Powers, to adjourn the meeting (7:50PM); motion carried.