

RIVERWOOD PLANTATION HOMEOWNERS' ASSOCIATION, INC.

Board of Directors' Meeting Minutes

June 14, 2018

Call To Order: The Riverwood Plantation Homeowners' Association, Inc., Board of Directors' Meeting was called to order by M. Bishara, at 6:00PM 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	Absent
John Russo	Director	Absent

Approval of Agenda: Motion made by J. Bowyer, seconded by T. Powers, to amend the agenda to include hurricane preparation/tree trimming under new business; motion carried.

Minutes: Motion made by J. Bowyer, seconded by T. Powers, to waive the reading and approve the Minutes of May 10, 2018; motion carried.

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

*Balance Sheet Previous Year Comparison (05/18). Statement of Revenue and Expense (01/18-05/18). Statement of Cash Flows (01/18-05/18).

*The 2017 end of year financial reporting is currently in progress by J. Radcliff CPA.

*\$4,400.00 under budget. *Legal accounting report provided for 2015-present.

*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 (05/18). Vandalism occurred at the clubhouse by a group of teenagers. Police report filed. Security footage downloaded. County pool inspection occurred resulted in several items purchased and tiles repaired.

ARC Committee/Report(s): Written and verbal report was provided for recent ARC approvals. 4 applications were reviewed to day in June 2018. 6206 Morningside recently sold and new owners have started multiple improvement projects.

*Resolution-Fine Committee/Report(s): Written spreadsheet provided (05/18). Violations are being monitored and a follow up inspection is tentatively scheduled for June 25th. Approximately 70 letters were sent to owners in May requesting corrective action. M. Bishara provided a preview of July newsletter. Riverwood Plantation Parking Rules were reviewed including recommended repercussions. Motion made by J. Bowyer, seconded by T. Powers, to adopt the Parking Rules and Repercussions as presented; motion carried. They will be included with the July mailer.

Unfinished Business:

*Fixtures/Fans in Pool Restrooms: Completed. Timer being researched for pool restrooms.

*Pool Improvements:

1) Fencing. J. Bowyer reported that Dave's Fence has been approved. Survey of the pool area was nec. for permitting and was completed by Sliger & Assoc. Installation of the fencing is anticipated for week of July 11, 2018.

2) Locks. D. Lynch is working on the new locks, spread sheets, and software. Three (3) boxes at @\$295/pc. are needed. Key card costs have yet to be determined. Written proposed Key Change Out Schedule was provided. Proposed key agreement(s) have been drafted.

*Riverwood Swale-Closest to Palmas Bay: City completed the project and approval recently received from SJWDM to begin boring project to replace the irrigation/electrical in this area. However, due to the current water levels the work can not be performed at this time.

*Clubhouse Water Intrusion: Irrigation pipe burst adjacent to the clubhouse causing severe water damage in the clubhouse front office. All In One Handyman completed the drywall, however, a second vendor was retained for additional work of which was deducted from All In One. Painting is in progress and carpeting to be installed immediately thereafter.

*Boat Ramp – Irrigation: Completed.

*Signage: Signs for Boat Ramp/Dock Area, Lake Areas, and railroad areas are being discussed. There is a city owned property at the end of Spruce Creek that has posted a city sign with a liability waiver that must be signed prior to entering the property. Board/management working with City to re-install no parking signs in front of the entryway to the boat ramp/dock areas.

*Pending Litigation: Order has not been received from Court following the 12/17 hearing. J. Fields is vacating this particular office. Wherefore, both parties were asked to provide proposed orders to the Court (to dismiss/not to dismiss) with anticipation that an order will be signed.

New Business:

Violation(s)/Parking – discussion/fining: Written list of properties that have received fines for property violations since Jan. 2018 were provided (6). All have either been corrected except 2 that are in progress. Written list of properties that have received correspondence for parking boats/trailers/excess vehicles was provided (4). 2 immediately remedies, 1 is within the requested time frame to remedy, 1 removed items after repeated attempts. Motion made by J. Bowyer, seconded by T. Powers, to notify 6310 Palmas Bay of 2 year ban in place to place items at the storage area and key must be returned prior to being placed on the waiting list; motion carried. Management to send correspondence to owner also advising that there is an opportunity to request a hearing in from of the Resolution Committee.

*Tree Trimming – Hurricane Preparation: Motion made by J. Bowyer, seconded by T. Powers, to approve Branching Out Tree Trimming up to \$2,500 for trimming along entryway, clubhouse, and FP&L access road.

*Clubhouse Roof Repair (Completed). Clubhouse Ceiling Repairs: Caused by recent roof leak around chimney area. Motion made by H. Marcle, seconded by J. Bowyer, to approve Volusia Repairs and Construction to make repairs in the amount of \$1,718.69; motion carried.

*2018/2019 Maintenance/Project List: Clubhouse doors, bike rack, security cameras, clubhouse exterior wood repairs, dock lighting, entryway landscaping, preventative maintenance dock/walkways (seal), and entryway lighting. These are all projects pending priority and financing.

Board Comments/Resident Participation:

*Resident participation occurred throughout the meeting.

*Owners reported graffiti at the gazebo by the boat launch (maintenance)

*Members stayed for the Town Hall meeting with speakers present from Spruce Creek Rising to discuss water flow.

Next Meeting: Board of Directors July 12, 2018 (tentative due to summer schedules)

Adjournment: Motion made by T. Powers, seconded by J. Bowyer, to adjourn the meeting (6:55PM); motion carried.