

RIVERWOOD PLANTATION HOMEOWNERS' ASSOCIATION, INC.
BOARD MEETING
Wednesday December 7, 2022
DRAFT MEETING MINUTES

Call To Order: The meeting was called to order at 11:00 AM by Mag Bishara. A quorum of board members was in attendance as follows: Mag Bishara, Doug Lynch, Gary Frank, Erna Jones, Blanche Mullaney, John Russo, Sue Pearson, Chase Herbig.

Teri Wimmer with Wimmer Community Association Management was also in attendance until 12:15

The board voted to not read previous draft minutes.

Riverwood Drive Brick Walls: John Russo presented a proposal from RamJack for 2 of the brick walls around Riverwood Drive. He recommends jacking up the walls and said the result will be that the walls will re-stabilize. The proposed cost is \$6,800 for 2 walls. After a brief discussion and recalling that the board had received a proposal for over \$100k from R&R, a motion was made by Sue Pearson, seconded by Blanche Mullaney and unanimously approved to accept the Ram Jack proposal for a cost not to exceed \$10,000 thus allowing for labor for tuck pointing after stabilization.

Fountain Repairs: Board received a proposal from original installer for a new 5 HP fountain \$20,000. A 7.5 HP pump will require 3 phase wiring additional electrical connections resulting in unknown additional costs. To be continued. Awaiting additional facts and better pricing.

Irrigation at Swale: The irrigation lines that run in the Riverwood Swale appears to have been damaged by the City of Port Orange when they cleared the swale. This system serves both Riverwood Drive and Palmas. Mag suggests running lines above ground as a temporary fix until water level in swale can allow for a permanent fix. To be continued.

Parking Rules: In 2018 the board proposed and approved rules for parking. It has come to the attention of the board that the rules need to be revised and the original covenants are the guiding principle. The board has started the process of revising the rules and will present their recommendation at a formal meeting.

Website Rollout: The errors and omissions on the new website have been noted and are in the process of correction. Several Board members are tasked with this review.

Poplar Grove ARC Violation Mag gave an overview of a situation going on with an owner on Poplar Grove. Three board members and the manager met with the owner prior to this meeting to discuss required resolution which is removal of gravel and return the area to grass by the 17th of December.

Discussion on possible parking solutions: Board reviewed the possibility of using Riverwood Common Areas to provide additional permanent parking spaces. Also reviewing a 2016 proposal to provide overnight occasional use permit parking at clubhouse when it is not rented. Tabled for further discussion.

Discussion and motion on allowing police vehicles permission to park on streets: Motion proposed by Blanche and seconded by Doug, voted against 6 to 2. Based on Covenants and the concept that law officers must show a commitment to follow the rules of the HOA.

Tree Risk Assessment: Hurricane Ian has created falling tree hazards which have been addressed in a study. Cost to cure is to be reviewed by next meeting.

Discussion on RV lot use privileges for social members and renters with registered leases: Tabled

Christmas Bonus discussion: Motion by Doug with a second by Blanche to give a \$200 bonus passed 8-0 to our office manager Annie and a \$500 bonus to Henry.

Additional comments: None

Next Meeting: December 21, 2022

Adjournment: There being no further business to come before the board a motion was made, seconded, and unanimously approved to adjourn the meeting. Meeting adjourned at 2:00PM
Minutes taken and prepared by Teri Wimmer, Blanche Mullaney and Mag Bishara.