

Riverwind Cove HOA Annual Meeting Minutes

April 6, 2026 *18101 Riverchase Ct., Alva, FL * 6:30 p.m.

Board members present: Cathy Hayes
Jonah Ketola

Board members absent: Patricia Picco
Denise Fitzpatrick

Members present: Butch & Cindy Presson
Rene & Tara Celaya
Doug & Theresa Smith
Gary Haring
Sue Bisplinghoff
Don Tate
Benny & Deanne Smith
Mike Hayes
Bill Hayes
Ben & Joanne Crain

Zoom participants: Nancey Bohlen
Richard Quinn
Ellen Donald and John Bolton
Mary Valenti-Sizemore
Nicole Stewart
Mel Harbaugh
Dennis (no last name provided)
Participant via iPhone (no name provided)

I. **Call to Order** - the meeting was called to order at 6:30 p.m. by Cathy Hayes.

II. **Boards Report**

- a. Outgoing board members: Cathy Hayes reported the names of the outgoing board members: Patricia Picco, Denise Fitzpatrick, and Jonah Ketola.
- b. Incoming board members: Cathy reported the names of the incoming board members: Cindy Presson, Nancey Bohlen, Tara Celaya, and Deanne Smith. Cathy has one year left in her term.
- c. Previous meeting minutes: Cathy presented the minutes of the 1/21/2026 meeting, but because there is not a quorum present, the minutes will be approved by the incoming Board at their meeting immediately following.

III. **Financial Report**

- a. Cathy Hayes presented the following financial report for April 2025 - March 31, 2026.
 - OP: \$192,857.58
 - RES: \$110,817.15
 - CONST: \$2049.71
 - ASSESS: \$80850.75

- ARREARS: \$17437.59

b. Cathy presented the 2026 budget and passed around a copy of it for those in attendance to review. Because there is no quorum of Board members present to approve the budget, it will be on the agenda for the new Board.

IV. Committee Reports – ARC

a. Committee Chair Don Tate reported the following:

- closed projects:
 1. Lot # 35 - Roof replacement completed / Lee County CC issued
- ongoing projects:
 1. Lot # 73 - Impact Window Installation
 2. Lot# 7 - Dock access walkway - awaiting SWFMD permit

V. Old Business – South Florida Water Management District Update (SFWMD)

- a. Jonah Ketola read the following letter from the engineer Ron Edenfield regarding the SFWMD Consent Order received by the Association:

FROM RON EDENFIELD, via email 4/6/26

I spoke with the local office of the SFWMD last week regarding the proposed Consent Order. They appreciated the fact that it was a bit overdone but were not able to actually affect any change thereto and directed me to discuss with the author, Natalie Cole. I have reached out to Ms. Cole who is apparently on leave until tomorrow. If I do not hear from her in the am, I will contact her office tomorrow pm.

At issue is the review of the Consent Order. Given its size (56 pages) we will request additional time to review and make comment thereto. For your meeting tonight and from an Engineering (that is to say a non-lawyer perspective) a little bit about the Consent Order process which is the State's way of dealing with non-compliance matters and is essentially a structured/negotiated agreement between the two parties, in this case the HOA and the SFWMD.

Please note that the Consent Order is a formal Legal Document that could be presented to the court, if necessary, and should be reviewed by the HOA's counsel before signing. That said, Items #1 thru #21 of the Order are the District's "Finding of Fact" which is essentially their case stating their justification for bringing the action against the HOA. Given the history and in review of those items, I can find little to argue about. There may be a few technical issues but nothing substantive was apparent.

Items 22 thru 24 provide their Statutory Authority to bring the action provided for in the Consent Order. The corrective action is detailed in Items 25 thru 54, which is where I believe we can do a better job of defining the process. I do not believe it appropriate to specify plant densities and species until such time that the matter has been reviewed by the regulatory staff during the permit modification process. Further, the schedule is not practical given the uncertainties of Staff's review timelines. For example, one missed deadline due to Staff's protracting of the review process, places the balance of the schedule in jeopardy which technically speaking would put the Consent Order in Default and thus enforceable by the Court pursuant to Item #56. While I do not specifically think there are any issues with the timeline or the species list/densities, it simply seems onerous to codify a timeline that has a fairly high probability of being difficult to honor.

Feel free to give me a call if any questions. Ron

VI. **Public Questions/Comments**

A member asked if the HOA has any fines from SFWMD that haven't been paid. Jonah noted that there is an approximately \$15,000 fine that has not been enforced. Once the consent is finalized, the HOA will be given a timeline to pay. The dates are all in the consent form received on 4/6/26. There are no complaints at the state level. The incoming board will need to pick up where the outgoing board left off with SFWMD.

The meeting was adjourned at 6:45 p.m.