

Riverwind Cove HOA Board of Directors Meeting

April 25, 2026 * 18230 Riverchase Ct. * 9:30 AM

Board members present: Cindy Presson
Cathy Hayes
Tara Celaya
Deanne Smith

Board members absent: Nancey Bohlen

Members present: Butch Presson
Sue Bisplinghoff
Benny Crews
Rob & Tara Morgan
Ben Crain

Zoom participants: Mary Valenti-Sizemore
Nicole Stewart

I. **Call to Order** - the meeting was called to order at 9:40 a.m. by Cindy Presson.

II. **Welcome**

- a. Cindy Presson welcomed attendees and announced that the Board plans to hold meetings approximately every two months.

III. **President's Report**

- a. Cindy reiterated the message from the April 20, 2026, Property Access Issues email to members, reminding them that entering lots or using private docks without written permission from the owner is trespassing and creates liability. She emphasized that members must not enter the retention ponds for any reason, as it is dangerous and can damage the integrity of the pond and impact the stormwater management system (SWMS). She noted the HOA is currently under a draft consent order with South Florida Water Management District (SFWMD), making it crucial to ensure the SWMS and/or conservation easements are not damaged prior to remediation.
- b. An attendee noted that a "no trespassing" sign was placed on the dock of an undeveloped property and has been torn down by someone trespassing.

- c. Cathy Hayes mentioned that HOA members can contact the Board for property owner contact information if they would like to request access to private property to fish.
- d. An attendee asked if they will be informed when SFWMD provides feedback on remediation plans. Cindy stated that members will be notified and kept informed throughout the process.

IV. **Secretary's Report**

- a. Tara Celaya reported that the Board has reviewed the meeting minutes from the April 6th *annual* meeting. Technically, the minutes from the annual meeting aren't approved until the next annual meeting, but the Board wants to post them on the community website for all members to view. Tara made the motion to approve those minutes. Cathy seconded the motion. Cindy asked if there were any discussion or questions regarding the minutes. Hearing no discussion, the minutes were approved by acclamation.
- b. Tara then made a motion to approve the April 6th *board* meeting minutes. Cathy seconded the motion. Cindy asked if there were any questions regarding the minutes. Hearing no discussion, the minutes were approved by acclamation.

V. **Treasurer's Report**

- a. Cathy reported the following:
 - Operating account: \$187,436.82
 - Reserves: \$110,817.15
 - Construction: \$2049.61
 - Assessments: \$83,432.00
 - Arrears: \$16,452.35
- b. Cathy reported that the operating funds are currently stable.
- c. An attendee inquired about the possibility of establishing payment plans for yearly assessments. Cindy explained that this process must be established in the covenants. The Board does plan to explore updates to the covenants, and this is one item on the list to review.
- d. An attendee noted that it's hard at the first of the year to pay the full amount but asked if it's more work for the Board to process payments quarterly. Cathy stated that it would be less work than sending reminders to those in arrears.

- e. An attendee asked if it was worth putting a lien on properties in arrears. Cindy clarified the lien process for accounts in arrears, noting that the steps are established in Chapter 720. Cathy noted that overdue accounts accrue interest and fees.

VI. **Committee Reports**

- a. **Architectural Review Committee (ARC):** Chairman Don Tate was unable to attend but provided the following report:
 - i. **Closed Projects:** Lot #35 - Storm Protection cover completed / Lee County CC issued.
 - ii. **Ongoing Projects:** Lot #7 - Dock access walkway (awaiting SFWMMD approval). Lot #73 - Impact window installation. The work on Lot #73 has been completed, and the homeowner will provide the ARC with a copy of the inspection document.
 - iii. **New Projects:** No new ARC applications have been received since the last meeting.
 - iv. **Unapproved/Lee County Permitted Projects:** Lot #23 - Roof replacement and home exterior re-paint; Lot #26 - Roof replacement. Cindy noted she has been in contact with the owners of the unapproved projects to obtain the necessary forms. The Board can retroactively approve them once received to ensure they are entered into the record.
 - v. **Road Protection Bond:** Don reminded HOA members that any project requiring heavy equipment or heavy materials delivery is subject to a \$1,000 road protection bond. Residents will be refunded in full after building permits are closed and the adjacent roadway is verified as undamaged.

An attendee asked if three yards of stone (a pickup truck full) would need a road protection bond. Cindy didn't believe it would, but that the attendee should contact the ARC.

VII. **Old Business**

- a. **2026 Budget:** Cathy noted that the 2026 budget was never formally approved on record. Cindy made a motion to officially approve the 2026 budget. Cathy seconded and it was unanimously approved at 9:57 a.m.
- b. **SFWMD Updates:**

- i. **Meeting with SFWMD on April 17th:** Cindy reported on an excellent meeting attended by five SFWMD staff, four HOA Board representatives and one HOA member. The following items were discussed:
1. Clarification on verbiage in Item 60 on page 17 of the CO regarding the sale, transfer, etc. of the Property, and our responsibility to provide a copy of the consent order to a prospective buyer. This also appears in Exhibit H, page 1, where the language indicates we must notify the District regarding "transfer or control of any portion of the property". SFWMD confirmed that this means turn over of control of any portion of the community still under the developer's ownership; which does not apply to us, and that the Notice is what gets published by Lee County as a public notification, not what we have to provide to prospective buyers as a disclosure.
 2. We discussed 4 problems within the stormwater system that we would like to address prior to the rainy season. These are : (1) downed tree at the edge of a pond; (2) covered and broken culvert in the littoral zone at the SE corner of Oakview Cr and Riverchase Ct; (3) broken effluent pipe in Pond C leading to the drainage culvert; (4) tree in drainage swale between Lot 12 and Lot 35 impeding proper flow of water and flooding Lot 12 during a rain event. District staff indicated that all problems fall under routine system maintenance, and indicated that we can proceed with taking care of those issues; they also said that the work could be handled by HOA contractors and/or volunteers-they do not require "certified" contractors or engineers.
 3. Yellow Canna lilies planted in two littoral zones have been killed by indiscriminate spraying by contractors and we asked if we could replant; we were given permission to do so.
 4. Question about a retention ditch on a riverfront lot preventing construction of a driveway for a potential buyer; staff indicated that a culvert could be put in place to maintain drainage and Lee County would provide permitting and oversight of such construction.

5. There was some other conversation about long-term oversight and the Board's plan to appoint an ad hoc Environmental Oversight Committee to routinely monitor and record SFWMD system and easement conditions and report any deficiencies to the Board immediately for necessary action.
6. Property owners should refrain from planting anything in the conservation easements until after the ecologist has walked the lots and provides guidance.
7. SFWMD is planning an upcoming site visit to assess items raised during the meeting.

ii. SFWMD Consent Order: Revisions made by engineer Ron Edenfield to the draft consent order have been sent to SFWMD for review. The Board is reviewing his updates and awaiting response from SFWMD.

ii. Questions:

1. An attendee asked if, once SFWMD approves the consent order, it will go through the HOA's lawyer for review. Cindy verified that it would.
2. An attendee asked if there is the potential for mitigation credits, which could provide homeowners some leeway. Cindy stated that it is possible and being reviewed. Lots 1-5 specifically may allow for some mitigation credits.
3. An attendee asked if they could pick up limbs and debris that falls from trees in the conservation easements. Cindy stated that SFWMD will let us know when they walk the lots.
4. An attendee asked if each lot owner would have an idea of the minimum and maximum number of plantings, etc. needed in the conservation easements. Cindy stated that the Board will be provided with a list and will share with property owners.

VIII. New Business

Cindy explained that several Ad Hoc "worker bee" committees are being formed to gather quotes, find contractors, and bring findings and recommendations to the Board for action.

- a. **Welcome Committee:** Tracey Hinojosa will chair this committee to manage informational paperwork for new residents. Cindy made a motion to approve the committee, seconded by Cathy, and it was unanimously approved at 10:28 a.m.
- b. **Social Events Committee:** Tammy Clark will chair the committee to plan and prepare social events; Sue Bisplinghoff offered to manage Facebook updates on events. Cindy made a motion to establish the committee, Cathy seconded, and it was unanimously approved at 10:30 a.m.
- c. **Environmental Oversight Committee (EOC):** Butch Presson will chair the committee, alongside members Bryson Clark and Benny Crews. This committee will oversee environmental contractors, wetlands, drainage easements, and ponds, while maintaining an ongoing physical and/or digital inspection log. Cindy made a motion to appoint the EOC, Cathy seconded, and it was unanimously approved at 10:26 a.m.
- d. **Pond and Easement Signage:** Deanne Smith reported that 10 mandatory warning signs need to be placed on the ponds stating no boating, no swimming, and to beware of alligators. The estimated cost is \$98 for all, and a mockup will be sent to members before voting at the next meeting.
 - i. An attendee asked if “snakes” could be added to the signage. Deanne agreed to add that verbiage.
- e. **Maintenance Contractors:** Quotes were reviewed for tree removal, stump grinding, and sod laying in the swale between Lots 12 and 35, which is causing obstruction of flow in the swale and subsequent flooding on Lot 12. Three bids were received. The Board reviewed all bids and selected Green Tech, a familiar company proven to do high quality work. Cindy made a motion to hire Green Tech for \$1,800. Tara seconded, and it was unanimously approved at 10:42 a.m.
- f. **Electronic Communication Platform:** Cindy proposed utilizing Constant Contact at approximately \$100/year for newsletters and event notices. Cindy made a motion, Cathy seconded, and it was unanimously approved at 10:48 a.m.

IX. **Public Comments/Questions**

- a. An attendee asked if there was room in the budget to remediate the dead plants in the islands/cul de sacs after the hard freeze over the winter. Cindy said that we’re looking into getting the maintenance done on the islands. She also noted that community volunteers could help with certain maintenance tasks, provided they sign a liability waiver to protect the HOA.

- b. An attendee asked if fishing is still allowed in the ponds. Cindy confirmed it is, provided individuals do not trespass to access them, and that the sandy areas/banks around the ponds are to be avoided. She also reiterated that no boats or kayaks are allowed.
- c. A member asked about children playing football on a vacant lot. Cindy stated the HOA will need to contact the lot owner for permission.
- d. An attendee reported an issue with standing water and a piece of PVC pipe behind her retaining wall. Butch stated that the EOC will investigate the issue.

X. **Adjournment**

Cindy made a motion to adjourn at 11:01 a.m., which was seconded by Cathy.

Secretary signature: _____



Printed name: Tara Celaya

Date: 6/25/26