

**Riverwind Cove Homeowners Association  
Annual Meeting Minutes**

**April 1, 2023**

**18031 Riverchase Ct**

**10 AM**

**or via Zoom – <https://us02web.zoom.us/j/89577677362?pwd=Y1h2NXZseXJpRTNZMUw5N3U4M1d6UT09>**

**Meeting ID: 895 7767 7362 - Passcode: 805466**

Attendance

In-Person: Michael Vitch, Sue Bisplinghoff, Fred Bisplinghoff, Mike Marciano, Rob Morgan, Kathleen Hayes, Adele Smith, Don Tate, Jonah and Shellee Ketola

Zoom: Denise Fitzpatrick, Mike Palladino, Ben Crain, Pat Picco

I. CALL TO ORDER (Sue Bisplinghoff)

Meeting called to order @ 10:15

II. ESTABLISH QUORUM (Sue Bisplinghoff)

Quorum established

Meeting turned over the Michael Vitch

III. Proof of Notice of the Meeting (Michael Vitch)

Agenda was reviewed

Proof of Notice was confirmed (2 notifications) including mailings, posters and social media

IV. Welcome – President (Sue Bisplinghoff)

Sue Bisplinghoff expressed her thanks and well wishes as she moves on as Board President

## V. Treasurer's Report (Michael Vitch)

February Financial were reviewed

1. Operating Fund Balance (\$157,116)
2. Reserve Fund (road fund) Balance (\$143,066)

At this time the board has one bid for resurfacing the roads (\$231,331)

Board will seek three (3) additional quotes

Road process was discussed if taken over by the county

Q: What did the prior estimate include? 1" asphalt overlay, removal and replacement of speed bumps, paint striping and traffic maintenance during project.

Q: Will Lee County continue to maintain the roads if they take over? No

3. Accounts Receivable Aging
  - Dues in Arrears
  - CenturyLink in Arrears

## VI. Committee Reports

A. ARC (Michael Vitch)

Mike Price is currently the only member remaining on the Architectural Review Committee

Committee is recommending bond of \$1,000 for project on Lot 76

Bond will be used for road damage due to large construction vehicles

Vote \$1,000 bond

Vitch move

Sue second

Unanimously approved

Rothwell Lot #1 requesting to replace roof due to hurricane damage

All information was not included on the application and must be resubmitted

B. Welcome (Adelle Smith)

Adelle will be sending welcome plant to new homeowners this month

C. Covenants, Conditions, and Restriction (Sue Bisplinghoff)

### Minutes

### VII. Old Business

A. Approve Minutes from Annual Meeting 2022

Vote approval

Vitch move

Sue second

Unanimously approved

B. Continue CCR Committee

Committee could send out what has been done (small segments)

Get comments and feedback

Committee would have rights to oversee

Look for alternative voting process venues (online)

Straw Poll on sections

Committee is need of additional volunteers

Vote continuation

Sue moved

Vitch second

Unanimously approved

Q: Does Mike Palladino have the ability to send mass emails?

C. Nominations for New Board Members

Denise Fitzpatrick continue as Secretary

Vote Secretary

Sue move

Vitch second

Unanimously approved

D. Letters of Compliance/Fines

Vote compliance

Sue move

Vitch second

Unanimously approved

2. Compliance issue corrected (oak tree)

3. Oakview Circle

Letters (2)

Next board meeting intent to fine

4. Compliance issue corrected 16751 (boat trailer)

5. 16680 Oakgrove Court

Letters (2) Palladino will need to confirm

Vote Conditional move to fine if two letters have been sent

Sue move

Marciano second

Unanimously approved

#6 16770 Oakgrove Court

First letter sent

#7 Compliance issue corrected

#8 16642 Willow Point (fence)

Letter (1)

Mike Palladino needs to mail second letter

#9 16270 Forrest Mist (power wash house)

Letter (1)

#10 16250 (power wash)

Letter (1)

E. Contract for Pond Management

Vote Cross Creek

Vitch Move

Sue Second

Unanimously approved

F. Approval Sale Contract Brandi Clemmons

Vote sale

Vitch move

Mike Second

Unanimously approved

G. Southern Lawn will fulfill remainder of contract through  
01/31/24

H. Management Company Bids

A. MyTown - \$1312/month

B. Vesta - \$1,175/month

C. Associa - \$900/month

Vote management

Vitch to move

Sue Second

Unanimously approved

I. Drainage System Bids

J. New Business

B. Budget Shortage

C. Annual Meeting will have a vote on an annual dues increase (\$964)

Vote dues

Vitch move

Sue Second

Unanimously approved

Annual Meeting adjourned @ 12:45

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**New Board Role Assignments:**

Sue Bisplinghoff resigned as President

President-Michael Vitch

Vice President-Mike Marciano

Treasurer-Pat Picco

Secretary-Denise Fitzpatrick

Director-vacant