

Riverwind Cove Homeowners Association
c/o Sandcastle Community Management
9150 Galleria Court, Ste 201
Naples, FL 34109
Phone (239) 596-7100

Zoom Link:

Board of Directors Meeting Agenda
June 3, 2023 @ 10:00 AM
16410 Oakview Circle

COMMUNITY MEMBER ATTENDANCE

[In Person Attendance](#)

Zoom:

Angelisa Gatewood
Ben Crain
Deanne Smith

I. ROLL CALL OF OFFICERS

Officer roll call took place at 10:01 AM
Board members present are as follows:
Michael Vitch (President)
Michael Marciano (Vice President)
Pat Picco (Treasurer)
Denise Fitzpatrick (Secretary)

Other members present:
Nancy (Sandcastle)

Board members absent are as follows:
Pat Picco

II. CALL TO ORDER

Michael Vitch @ 10:01

III. WELCOME

Michael Vitch @ 10:01

IV. TREASURER'S REPORT: (Audit Findings/2022 Taxes)

Michael Vitch @ 10:07
Awaiting transfer of all materials to Sandcastle
Audit completed by Davis Group (2022)
No substantial findings (financials)
Sentence to Financial Summary

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Board Statement regarding concern regarding a lack of funds
Transfer Free (illegal)
Follow-up with HOA Attorney
Must be in the CCR in order to enact by Board of Directors
Limited funds for Road Fund
04/30/23
\$140,000 Road Fund
\$35,777 Other Reserves

IV. COMMITTEE REPORTS

A. Architectural Review Committee (ARC)

Michael Vitch @ 10:30

Project: 16270 Forest Mist Court

Motion by Michael Vitch to approve Forest Mist Court

Motion seconded and Mike Maricano and Jonah Ketola

Motion passed at 10:22

Project: 18240 Riverwind Drive

Motion by Michael Vitch to approve Riverwind Drive

Motion seconded and Mike Maricano and Jonah Ketola

Motion passed at 10:23

Project: 16450 Oakview Circle

Motion by Michael Vitch to approve Oakview Circle

Motion seconded and Jonah Ketola and Mike Marciano

Motion passed at 10:25

Project: Lot 76

Motion by Michael Vitch to not approve Lot 76

Motion seconded Jonah Ketola and Mike Marciano

Motion does not pass at 10:35

Letter/permit must be secured prior to approval

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Concerns regarding failure to ascertain proper permitting (Newsletter)
Board approval must first be secured prior to any work being done on property.
ARC will approve and then it will be brought to the Board for approval
Volunteers needed for ARC

Q: Can trees be trimmed if on a regular lot?

A: Depends on the lot.

B. Welcome Committee
Michael Vitch @ 10:36

C. Covenants, Conditions, and Restrictions
Michael Vitch @ 10:38

Weekly revision article (4 articles to date)
Straw Poll
Response rate
Article 1 30%
Article 2 40% Y 1% N
Article 3 26% Y 2% N

Transfer Fee (illegal/repayment options)
Will follow-up once Vitch meets with the Board Attorney
Road Fund will not be able built up

Renters (Oak Grove Court) 4 Rentals/4 Corporate Homes
15 Vacant Lots
Lease Application/Sales Application
Lease Application Fee (CCR) revision required
Background Check (CCR) revision required
58 Voting Members/82 Potential Votes
4 Houses under construction
Annual Meeting (first Monday of every April)
Budget should be sent prior to Annual Meeting (60 days prior to meeting)
2024 Budget (complete in Fall)

V. OLD BUSINESS

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A. Approve Minutes (4/22/2023 and 5/2/2023)

Denise Fitzpatrick @ 11:03

Motion by Mike Marciano to approve minutes

Motion seconded Jonah Ketola and Michael Vitch

Motion passed at 11:06

B. Management Company

CAM / Administrative Assistant.

No further payments or invoices to Home River Group

C. CCR Violation Updates

16680 Oak Grove Court
RV (removed 05/10/23)

16700 Oak Grove Court
Boat (removed 05/10/23)

18171 Riverchase Court
Boat (removed 5/15/23)

Some people are trespassing to fish in retention ponds.

If you see this please call Michael Vitch.

Alligators are currently in the retention ponds.

Alligator signs to reduce liability to the Board.

Website has a CCR Violation Form to report.

Send the form to the Board, and it will be looked at.

Management Company will drive out during the day, and not see the vehicles at night.

CCR Revisions must take place.

D. Drainage System

Maintenance work completed

Shenandoah (every 5 years)

Cost \$20,000

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E. Electric Breaker Panel

installed 05/17/23

Awaiting Lee County inspection and Florida Power and Light (FPL) with meter

Expect increase in FPL bills with meter at main box

F. Road Estimates

Ajax \$236,000 (patch repair)

Atlantic Southern \$259,000 (mill and pave)

Current projection is approximately \$1800 per homeowner.

Once refunds are processed, the cost will be higher.

Q: Why would we deal with roads right now with all the construction?

A: We would not be able to due to low funds.

Q: Are any of the roads really bad?

A: Yes

G. Swale Estimate

issues with swales and fiber optic lines

H. Assessment Arrears

18% interest + when to proceed with further action

I. Sprinkler System

Alternative to using private homeowner's well for landscaping.

VI. NEW BUSINESS

A. Cross Creek to Aquagenix for Wetlands

saves \$3,000

same provisions

removes trash

Motion by Michael Vtich to approve minutes

Motion seconded Jonah Ketola and Mike Marciano

Motion passed at 11:36

B. Rental Applications/Background Checks

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Requires CCR changes
See notes within first portion of minutes
Consider joining ARC Committee

C. Volunteers for 4th of July Bows

Cathy Hayes

D. Newsletter additions

CCR violation updates
Local development updates
Zoning Board, NOCDPP, Alva Inc
Contractor Referral list (licensed/insured) add to Newsletter/Website
Motion by Michael Marciano to approve minutes
Motion seconded Jonah Ketola and Michael Vitch
Motion passed at 11:46
Atlas Propane (Permitting Department)

16631 Willow Point Court
Fence
Boat on trailer
Broken discharge pipe which is flooding neighbor's yard
Retention Pond Company refuses to service that area due to flooding
Intent to Fine/\$100 Per Day/\$1,000
Motion by Michael Vitch to send letter with intent to fine
Motion seconded Jonah Ketola and Mike Marciano
Motion passed at 11:52

VII. Public Comments/Questions

Q: Calendar of events for the year?
A: We will try to create potential dates.

VIII. Adjournment

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Michael Vitch @ 11:55

VI. NEXT MEETING DATE

The next monthly Board of Directors meeting will be held in July 8, 2023

Denise Fitzpatrick, Secretary
06/03/23