



Riverwind Cove Homeowners Association

Board of Directors Meeting

April 01, 2024 at 7:00pm

16410 Oakview Circle

or via Zoom:

Meeting ID: 846 5880 9984 / Password: 394909

<https://us02web.zoom.us/j/84658809984?pwd=eVNFMG9jSkZXc0pBV2tuNVNNV3VvZz09>

I. CERTIFY QUORUM and CALL TO ORDER: Public Comments/Questions

these will be ongoing throughout topic discussions, instead of holding all comments for the end of the meeting. Comments are limited to three (3) minutes.

Michael Vitch @ 7:00

Cathy Hayes

Denise Fitzpatrick

Pat Picco 7:05

Jonah Ketola @7:08

Tyler Baillargeon (HOA attorney from GD&C)

II. WELCOME + SIGN-IN / PROOF OF NOTICE OF MEETING (sent 03/17/2024) Vitch @ 7:02

HOA attorney Q&A period with the community members x 1-hour

III. BOARD REPORTS

A. Approve Minutes - 02/24/2024 meeting (attached)

approved by a unanimous Board vote

B. Financial Report - 03/17/2024: OP = \$160,622 / RES = \$77,571

C. Aging Report - 03/17/2024: 8 parcels (9.8% of residents) = \$11,578 (9.9% of OP)

IV. COMMITTEE REPORTS

A. ARC:

Construction Currently Approved and/or In-Progress (ALL permit data as of 03/17/2024):

16740 Oak Grove (Cole)

final phases

18110 Riverchase (Stewart)

block work / lumber-trusses on site

16420 Oakview (Haring)  
permit in review

18151 Riverwind (Hinojosa)  
permit issued - fill dirt started - no  
construction entrance resulted in road damage; now in place

18230 Riverchase (Smith):  
1. roofing - underway  
2. windows-doors - permits pending

16730 Oak Grove (Harbaugh)  
solar - permit in review

16300 Forest Mist (Stempel)  
driveway side pad completed

B. Sales / Welcome Committee:  
16730 Oak Grove - Harbaugh  
18041 RCC - Spires

#### V. OLD BUSINESS

##### A. SFWMD / Legal Update:

SFWMD Inspection completed on 02/05/2024. Report pending; if received before 4/1/2024, will update at meeting.

-Residents may not refuse conservation easement and/or drainage easement inspection and/or maintenance work on their property.

\*\*\*Front swales: if they convey water directly to a surface water drainage structure, they must be maintained by the HOA; this is per SFWMD. ALL other front swales are the parcel owners responsibility to maintain - many need to be regraded / many have obstructions of the driveway culverts by sod and deposition of cut vegetation and silt deposition over time.

ALL Drainage Easement maintenance work is the legal and financial responsibility of the Association (HOA). The HOA will ultimately be engaging Drainage Engineers and Environmental Consultants for the impending Notice of Violation. It is expected this project will run for 1-2 years and the cost will require Special Assessments.

B. Community Newsletter - published 03/01/2024. Next publication will be 06/01/2024.  
Suggestions for additions to the Newsletter?

C. Sandcastle contract termination effective: 05/31/2024

D. New Advisory Committees formed - these are HOA responsibilities  
- CCR Compliance Committee - functioning  
- SFWMD Compliance Committee - will begin following SFWMD report

VI. NEW BUSINESS

A. Approve 2025 Community Budget (attached)

approved by a unanimous Board vote

B. Approve 10% increase for 2025 HOA fees: HOA Dues = \$1,060 / year + Internet Fees = \$646.55 / year for those 58 homes included in the Bulk Contract. Payments \$1,706.55 if you have QF internet or \$1,060 for each parcel you own otherwise. Expect there will be Special Assessments spanning 1-2 years for the SFWMD work needed. Board Vote

approved by a unanimous Board vote

C. Votes to suspend voting rights - 90+ days in arrears: Lot 65 (NOLA)

approved by a unanimous Board vote

Lots 3, 4, 5, 15-16, 48, 68 - 3rd notices will be issued in 90 days.

At 105 days, will automatically forward to an attorney for NOLA. Will update on 4/1/2024. Board Vote D.

COMMUNITY VOTE FOR REVISIONS TO GOVERNING DOCUMENTS:

ARTICLE V: USE RESTRICTIONS - Section 3 / Section 10 / Section 14

E. Next Board Meeting - Saturday, May 4, 11, 18 or 25, 2024. Board Vote next meeting set for 5/18/2024 by a unanimous Board vote

F. Board of Directors Organizational Meeting - the community is welcome to attend

Vitch - President

Hayes - Treasurer

Picco - Vice President

Fitzpatrick - Secretary

Ketola - Director

VII. FINAL PUBLIC COMMENTS / QUESTIONS

VIII. ADJOURNMENT @ 9:11