

Riverwind Cove Homeowners Association



Board of Directors Meeting
September 28, 2024 at 1:00pm
17350 Nalle Rd
North Fort Myers, FL 33917
Bayshore Fire Department Station 131

Zoom: <https://us02web.zoom.us/j/87422317850?pwd=hH0exBMhI5Q4fLkdtquzt4X5b7hs64.1> Passcode: 486050

I. Call To Order:

II. Welcome + Sign-In

III. Board Reports

- A. Approve Minutes from 8/31/2024 Board meeting (attached)
- B. Financial Report - 9/28/2024: OP \$21,637 - RES \$157,712 - SAV \$2,055
- C. CCR Violations Cited:

IV. Committee Reports

- A. Sales and Leases / Welcome Committee:
 - 16460 Oakview - closing on 10/4/2024. Defreitas->Bohlen
- B. ARC: (all permit status as listed on 8/27/2024)
Construction Projects Currently In Progress:
 - Stewart - 18110 Riverchase: in progress
 - Hinojosa - 18151 Riverwind: CO issued 9/16/24 - Construction bond refunded
 - Haring - 16420 Oakview: new build - docs required / fees due
 1. Dock repair planking with railings and water - awaiting Federal, State, and County clearances before Board vote. [Remains tabled pending permits](#)
 2. Enclosure around well / water filtration system - filtration system must be removed within 7 days from Drainage Easement - fees due
 - Harbaugh - 16730 Oak Grove: Solar project - permit in review
 - HVAC replacement - permit issued

- Presson - 18160 Riverchase: open Generator permits for electrical work and propane tank burial [Work complete - permits open](#)
 - Tate - 18240 Riverchase: EV charging port. Closed-CC
- New Projects:
- Tate - 18240 Riverchase: Pool enclosure window retrofit - permit In Review

V. Old Business

- A. SFWMD Notice of Violation (NOV) and Settlement Terms negotiations. Receipt of revised Settlement Letter on 9/17/2024 with reduced civil penalties and SFWMD staff costs: \$12,146.00. 7-Day Response Letter sent back on 9/25/2024 (attached). All provision responses approved by Engineering, Land-Use and HOA attorneys.
- B. Legal and engineering discussion on HOA responsibility for the ERP. This will include a discussion on what happens to the HOA if it can not pay for the remediation project required by SFWMD
- C. HOA Long-Term Financial Health
- D. Legal options for Special Assessment payments
- E. Cross Creek Environmental is here on 9/27/2024 for retention pond, littoral zone and large drainage easement monthly maintenance.
- F. Lot 76 legal case Mediation 9/6/2024 - no resolution. Adjourned to a later date.
- H. Expanded DE and CE contracts - estimates x 2 / [Board vote](#). [The current CE maintenance contract expired on 9/1/2024; it can be renewed as is, or with the expansion of services.](#)
- I. RO Waste Water Discharge - may not be discharged into the retention ponds. All owners will be sent specs for proper engineering of the RO discharge water filtration requirements. [Specs will be sent to all residents for burying a filtration system specific for RO waste water discharge.](#)

New Business

- A. Tree Trimming Estimates
- B. Next Board Meeting: Saturday, October 26, 2024 at 9am

VII. Final Public Comments/Questions - [comments, questions and discussion is an ongoing process through the meeting.](#)

VIII. Adjournment

This Agenda was prepared according to the Florida Statutes