



**Riverwind Cove Homeowners Association
Board of Directors Meeting
August 31, 2024 at 9:00am
16410 Oakview Circle**

**Zoom: [https://us02web.zoom.us/j/88536008287?](https://us02web.zoom.us/j/88536008287?pwd=eirUCYKp7alfZgBVhJre2dWEsxa9kK.1)
[pwd=eirUCYKp7alfZgBVhJre2dWEsxa9kK.1](https://us02web.zoom.us/j/88536008287?pwd=eirUCYKp7alfZgBVhJre2dWEsxa9kK.1) Passcode: 692732**

I. Call To Order

II. Welcome + Sign-In

III. Board Reports

- A. Approve Minutes from 7/27/2024 Board meeting (attached to email)**
- B. Financial Report - 8/31/2024: OP \$32,496 - RES \$157,458 - SAV \$3,055**
- C. CCR Violations Cited x 3:**
 - Lot 76 - unsightly debris at curbside. Remedied on 8/18/2024**
 - Lots 4 and 68 - overgrown landscaping. Both remedied by 8/19/2024.**

IV. Committee Reports

- A. Sales and Leases / Welcome Committee:**
 - 18171 Riverwind - closing on or before 8/31/2024. Gibson -> Lewis**
 - 16290 Forest Mist: closed on 8/12/2024 - cash sale. Galindo -> Quinn**
 - 16710 Oak Grove - lease. Riley & Alyssa Space, currently living here**
- B. ARC Report: (all permit status as listed on 8/27/2024)**
 - 1. Construction Projects Previously Addressed:**
 - Stewart - 18110 Riverchase: in progress**
 - Hinojosa - 18151 Riverwind: final stages. Expect CO in September.**
 - Haring - 16420 Oakview: ready - docs required / fees due**
 - Harbaugh - 16730 Oak Grove: open**
 - Solar - payment required. Project status **delays with solar company - ARC follow-up.****

- Presson - 18160 Riverchase: open Generator permits for electrical work and propane tank burial **Status unknown - ARC follow-up.**

- Haring - 16420 Oakview: awaiting County, State and Federal clearances before Board vote **Remains tabled pending permits**

1. Dock repair planking with railings and water

2. Enclosure around well / water filtration system - filtration system must be removed within 7 days from Drainage Easement - fees due

2. New Projects:

- Tate - 18240 Riverchase: EV charging port. Permit issued

- Celaya - 16450 Oak View: replace two sliding doors with impact sliding doors/glass. No permits yet.

- Harbaugh - 16730 Oak Grove: Replace A/C. Permit issued

V. Old Business

A. SFWMD Notice of Violation (NOV):

SFWMD Settlement Letter received 8/6/2024. First meeting with SFWMD was 8/15/2024. Settlement Letter and meeting summary was sent to all community members on 8/17/2024.

B. Legal options for Special Assessment payments - Tabled for 9/28/2024

C. Engineering firm contract: RMEC contract executed 7/29/2024. First phase initial estimate: \$13,750 + T&M. Initial invoice 8/4/2024 \$2,887.50

D. Cross Creek Environmental is scheduled on 8/29/2024 for retention pond, littoral zone and large drainage easement monthly maintenance.

E. Lot 76 legal case Mediation scheduled for 9/6/2024.

F. Lot 76 fine letters sent on 8/7/2024; fines paid on 8/26/2024. No remedy started.

G. Expanded DE and CE contracts - estimates x 2: review and/or Board vote

H. Front Swales - Tabled

I. RO Waste Water Discharge - may not be discharged into the retention ponds. Specs will be sent to all residents for burying a filtration system specific for RO waste water discharge.

J. LCSO - License Plate Readers: no MOU received. No follow-up by LCSO. No installation may occur without signed MOU from LCSO. Will Table this indefinitely unless a signed MOU is received from LCSO.

New Business

A. Updated HOA CCR Enforcement rules and timeframes sent to ALL community members with Agenda attachments - Board vote

B. Tree trimming - pending estimates.

C. eBiz Charge Card processing for HOA dues and Internet payments - Board vote

*****D. HOA Long-Term Financial Health - HOA dues do NOT cover all legally required maintenance aspects of the ERP. There is insufficient RES funds to repair or replace ALL existing community assets (roads, streetlight wiring, and ALL mandated SFWMD remediation) - discussion without voting**

E. FPL outages - repair ticket issued on 8/24/2024. Power back on 8/25/2024 without FPL visit. The repair ticket will remain open as electrician believes there is a loose or corroded underground connection.

*****F. Parcel owner(s) listed on the title must update their contact information with the HOA, when there is a change in email, telephone or mailing address.**

G. Next Board Meeting: Saturday, September 28, 2024 at 1pm - Engineering and Legal will be attending this meeting. Location - pending.

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