

FINAL



**Riverwind Cove Homeowners Association
% Sandcastle Community Management
9150 Galleria Court, Suite 201
Naples, Florida 34109
Luisa Porras - Administrative Assistant
LuisaP@SandcastleCM.com
(239) 596-7200 Ext. 212**

**Zoom Link: [https://us02w eb.zoom.us/j/89200710375?](https://us02w-eb.zoom.us/j/89200710375?pwd=aUtFRk5Nd3dvaGJXRTJtdVM5WVZBZz09)
[pwd=aUtFRk5Nd3dvaGJXRTJtdVM5WVZBZz09](https://us02w-eb.zoom.us/j/89200710375?pwd=aUtFRk5Nd3dvaGJXRTJtdVM5WVZBZz09)**

**Board of Directors Meeting Agenda
July 8, 2023 @ 9:00 AM
16410 Oakview Circle**

- I. Call to Order – As a reminder, public comments and questions will be taken as we discuss a topic, to keep it fresh in all participants minds. Your speaking time on any single Agenda item, will be limited to 3 minutes.**
- II. Welcome – reminder: BBQ at 11am following this meeting at 16611 Willow Point Ct.**
- III. Board Reports**
 - A. Approve Minutes 6/3/2023 Board Meeting**
 - B. Financial Report review**
- IV. Committee Reports**
 - A. ARC**
 - B. Welcome Committee: Oliveri (18231 RWD) / Sizemore (18220 RCC)**
 - C. Covenants, Conditions, and Restrictions - revision straw polls have been put on hold, given the low response rates.**

V. Old Business

- A. Management Company - in place for 1 month - Welcome Letter with ACH sign-up and information update sent to ALL community members by both email and regular mail. The Main Point of Contact for Residents is: —> Luisa Porras at: 239-596-7200 ext. 212. Email: LuisaP@SandcastleCM.com.
- B. Letters of Compliance
- C. Transfer Fees / Capital Contributions - requires Board vote
- D. Wetland contract to Aquagenix / Littoral contract remains with Cross Creek
- E. Signs: alligator / venomous snake warnings around the retention ponds

VI. New business

- A. Chapter 712 review: preparation for Notice of Preservation - vote
- B. Contractor bonds: per CCR's limited to \$250 non-refundable ARC review fee, and \$1,000 refundable bond (if no damage to community property).
 - Bond refunds: Gibson \$3,025
- C. Fee transfer refund procedure: fees paid following 7/28/2018. Will need confirmation by way of copy of your HUD-1 Settlement Statement. Refund check will be issued by Sandcastle; monies will come from the Road Fund.
- D. CCR Compliance Process - vote
- E. Lights out on Riverchase Ct / Light pole down on RCC x 10 months
- F. ARC chairman - vote
- G. CCR's require assessments be paid in January. After 1/15 of any given year, interest accrual is 18% annually or 1.5% monthly.
- H. Suspending voting rights of members 90 days or more in arrears: FL 720.305 - vote
- I. Quorum for special assessments to repair or replace capital improvements
- J. Quantum Fiber bulk contract
- K. Trespassing Letter to ALL community members - many responded asking about gating the community
- L. Meeting decorum: vote

Attendees may not engage in obscene gestures, shouting, profanity, or other disruptive behavior. If attendees become disruptive, they may be expelled from the meeting

VII. Additional Public Comments/Questions

VIII. Adjournment

Agenda subject to change

*This Agenda was prepared according to the Florida Statutes
by your Board of Directors*