

Riverwind Cove HOA Board Meeting Minutes

April 6, 2026 *18101 Riverchase Ct., Alva, FL * 6:30 p.m.

Board members present: Cindy Presson
Nancey Bohlen (via Zoom)
Tara Celaya
Deanne Smith

Members present: Butch Presson
Rene Celaya
Doug & Theresa Smith
Gary Haring
Sue Bisplinghoff
Don Tate
Benny & Deanne Smith
Mike Hayes
Bill Hayes
Ben & Joanne Crain

Zoom participants: Nancey Bohlen
Richard Quinn
Ellen Donald and John Bolton
Mary Valenti-Sizemore
Nicole Stewart
Mel Harbaugh
Dennis (no last name provided)
Participant via iPhone (no name provided)

I. **Call to Order** - the meeting was called to order at 6:50 p.m. by Cindy Presson.

II. **Welcome & Introductions**

a. **Board positions**

Cindy Presson welcomed attendees and asked if anyone objected to her acting as meeting organizer until Board positions were chosen. She then introduced herself and asked each Board member to do the same.

Director position selection was conducted with results as follows:

President- Cindy Presson

Vice President- Nancey Bohlen

Secretary- Tara Celaya

Treasurer- Cathy Hayes

Director-at-Large- Deanne Smith

Cindy explained that no election was required this year because there were only as many nominees as open Board seats, which means the nominees are automatically placed on the Board.

b. **Term selection**

Cindy explained that normally Board terms are for 3 years, but due to resignations, appointments and transitions from Board to Board in the past several years the terms have gotten out of sync; there should never be 4 open Director seats, as the original Board terms were set up to be staggered. For this time only, the 4 new Board members will draw to determine length of term. Treasurer Cathy Hayes has one more year in her term. Terms were determined as follows:

Cindy-2 years
Deanne- 2 years
Tara- 3 years
Nancey- 3 years

C. Meeting Minutes

Because there was no quorum at the Annual Meeting, approval of the meeting minutes from January fell to the new Board, who have all reviewed the minutes. Cindy made a motion to approve the minutes; Cathy seconded. Cindy asked if there was any discussion regarding the minutes. Hearing none, the minutes were approved by acclamation.

III. Financial Report-Annual Budget

Cathy Hayes had sent a copy of the 2026 budget to the new Board members for review prior to the meeting. Because there was no quorum at the previous meeting, the new Board must approve the budget. Cathy indicated that the Board had voted on a 10% increase to the Annual Assessment in December, prior to the distribution of the invoices, but somehow overlooked approval of the entire 2026 budget. A copy of the proposed budget was passed around for attendees to review; Cindy indicated that we would return to that action item later in the meeting.

IV. Standing Committees

Cindy explained that the Covenants require the appointment of 3 standing committees each year, which are:

1. Architectural Review Committee (ARC)
2. Audit (Finance) Committee
3. Nominating Committee

ARC-Don Tate has been chairing the ARC for the past year and agreed to continue as Chair. Jonah Ketola and Rene Celaya agreed to serve on the Committee.

Audit Committee-Cindy explained that the Audit Committee provides oversight to the Treasurer and arranges and oversees an annual financial review; as we have a relatively small budget, a full blown audit is not required. This committee will be most active in the Fall of the year when the next fiscal year budget is developed, which must be approved by the Board before the end of December, as the HOA fiscal year is January- December, but the HOA/Board year is April- March. There being no volunteers, attendees were asked to please consider serving and let the Board know via email.

Nominating Committee- Cindy explained that this Committee is only active during a very short time period early in the year preparing for Board election. Sue Bisplinghoff agreed to Chair the Committee; Cindy asked attendees to please let the Board know if they would also consider serving.

V. Director Certification Training

Cindy explained that as of July 2024 all new Directors must complete 4 hours of Board Certification training within 90 days of taking office as mandated by the State of Florida. Cindy has information on online training offered at no cost and will share that with the other Board members. RWC HOA Board members also have 4 policy and procedure statements they are required to sign, which will be kept on file for the duration of the Director's term.

VI. Public Questions/Comments

1. An attendee asked about the consent order with South Florida Water Management District; Cindy indicated there will be a transition and information exchange from the previous Board to the new Board to ensure that nothing is overlooked, and that the Board will be meeting with SFWMD soon to get some questions addressed. A report on that meeting will be provided at the next Board meeting.
2. An attendee asked what can be done about HOA members in arrears with their assessments. Cathy explained that there is a process followed, and they are charged interest and fees for the duration of the arrears period. After approximately a year of arrears, the HOA attorney has said we can place a lien on the property.
3. An attendee asked if the HOA has E&O (errors & omissions) insurance. Yes, the HOA has Directors and Officers insurance. The attendee then asked the limit, and was told one million dollars. The HOA member then asked if SFWMD could sue the HOA; Cindy indicated that there is the potential for that IF the HOA doesn't abide by the terms of the Consent Order, but SFWMD would much rather see the HOA remediate the issues than go through a lawsuit, especially for a community of our size. This will be an ongoing project for several years and we want to work with SFWMD to show that we're doing what we're supposed to do in maintaining our permit conditions.

Cindy mentioned that we will be putting some ad hoc Committees in place, and one of those is the Welcome Committee; it's very important that new property owners receive a copy of our Covenants and information about easements, etc. on their property. The Board will provide the materials to the Committee.

4. An attendee asked if the Board would send out an email with the new Board members' names; yes, we will.
5. An attendee commented that some sellers are reluctant to inform prospective buyers that there are SFWMD issues on their lot; it should be in the seller's disclosure. Cindy responded that there is a disclosure statement on the website and a form acknowledging it must be signed by the buyer and accompany the estoppel letter. We don't want to discourage anyone from buying, but they must be aware of the current situation.

There being no further questions or comments, the meeting was adjourned at 7:45 p.m.