

**Riverwind Cove Homeowners Association
Board of Directors Meeting Minutes
16410 Oakview Circle
May 18, 2024 @ 9AM**

<https://us02web.zoom.us/j/82051003013?pwd=M1pJMStYZ3BIMFNZN0taYjJPOUEwdz09>

Attendance

Zoom:
Crain
Stemple
Menzies
Hinojosa
Tate

In Person:

Adele Smith, Deanne Smith, Bruce&Mary Sizemore

ROLL CALL OF OFFICERS

Officer roll call took place at
Board members present are as follows:
Michael Vitch (President) 9:05
Denise Fitzpatrick 9:05
Jonah Ketola 9:05
Cathy Hayes 9:05

I. CALL TO ORDER (Vitch @ 9:05)

Public Comments/Questions (these will be on going through topic discussions, instead of holding all comments for the end of the meeting).

II. WELCOME/SIGN-IN (Vitch @ 9:05)

III. BOARD REPORTS (Vitch @ 9:06)

A. Approve Minutes 04/01/24

Minutes will be moved to next Board Meeting

B. Financial Report (Vitch @ 9:16)

Operating Funds balance \$\$57,539

Reserve Funds balance \$\$156,707 - SAV \$5,050

C. Aging Report (Vitch @ 9:16)

One homeowner remains in arrears (\$2,542.32) - making agreed upon payments

IV. COMMITTEE REPORTS

A. Architectural Review Committee (ARC) (Vitch @ 9:16)

Permit status as listed on 5/15/2024

Construction Projects Currently In Progress:

16740 Oak Grove (Cole)

Completed

Certificate of Occupancy issued 5/13/2024

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18110 Riverchase (Stewart)
Roofing/Interior/Windows in
16420 Oakview (Haring)
ready - docs required / fees due

18151 Riverwind (Hinojosa)
1. roofing / interior underway

18230 Riverchase (Smith)
1. Roofing - closed / CC issued
2. Windows-doors - permit issued; work in progress

16730 Oak Grove (Harbaugh)
1. Solar - payment required
2. A/C swap out - permit issued / job completed before ARC application submitted

16700 Oak Grove (Saltamartine/Seeger)
1. roofing underway

New Project(s):

18160 Riverchase (Presson)
Generator preliminary approval granted for electric work with appropriate permits.
LP tanks will come as separate permits and requests.
Will require Sunshine 811 ground marking.
Pending Permit submission to ARC, and posting permits on site

Motion by Ketola to approve Presson generator
Motion seconded by Hayes
Unanimously Approved
Motion approved @ 9:25

B. Sales/Welcome Committee

Two pending sales:

16430 Oakview
16290 Forest Mist

V. OLD BUSINESS

A. SFWMD

Inspection completed on 02/05/2024. NOV pending
Residents may not refuse conservation easement and/or drainage easement inspection and/or maintenance work on their property.
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, or longer.

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B. Community Newsletter (Vitch @ 9:52)

Next publication will be 06/01/2024

Suggestions for additions to the Newsletter?

New Bulk Account will be included. Calls for open Board position. Request for volunteers for community committee to help with CCR enforcement

C. Proposed CCR revisions (Vitch @ 9:54)

Vote Result from 05/15/2024

Request motion and vote to execute all Limited Proxies

Motion by Hayes to approve all Limited Proxies submitted

Motion seconded by Hayes

Unanimously Approved

Motion approved @ 9:55

Section 3 (Pass)	Section 10 (Pass)	Section 14A (Fail)	Section 14B (Fail)	Section 14C (Pass)
57 yes	66 yes	48 yes	53 yes	55 yes
11 no	2 no	20 no	15 no	13 no

VI. NEW BUSINESS (Vitch @ 10:07)

A. LCSO Presentation License Plate Readers at gates

Rescheduled - information has been sent by email to all residents, and an email address for Lt Matthews at LCSO to answer any resident questions

B. Legal Issues

Demand Letter received for mediation.

Q: Have you contacted Tallahassee - No

C. CCR Enforcement Issues

CCR's will be enforced consistently going forward with the revised CCR provisions

Time Stamped Photographs

D. Estoppel Warning Revision / Community Disclosure

Will post to Website (Realtor Resources section)

Motion by Ketola to approve posting Estoppel Disclosure

Motion seconded by Hayes

Unanimously Approved

Motion approved @ 10:23

E. Sandcastle Contract Termination

Termination effective 05/31/2024

HOA is self managed since 04/01/2024

Closure of all bank accounts under Sandcastle control effective 04/17/2024

SunBiz data has been changed

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Invoices have been directed to the HOA
HOA bank accounts are open and fully funded.

F. Renegotiate Cross Creek and Aquagenix contracts and/or seek others

Will need to include all drainage easements

Current Contract only includes large drainage ditches (3) / littorals (2) / retention ponds (4)

Must add additional areas to meet requirements from SWFMD

G. HOA Liability Insurance

Insurance renews 06/29/2024 - seeking other insurance estimates

D&O insurance renewed 04/01/2024

H. Engineering Company Discussions

Pending NOV receipt

I. Century Link

New Bulk Account Number: 507744843

No change to individual DTN's

Email sent to all residents on 4/24/2024.

J. Set next Board Meeting

06/29/24 @ 9:00 (tentative)

K. Patricia Picco resignation from Board 05/03/2024

Currently servicing as Vice President since 04/01/2024

Previously served as Treasurer since 04/09/2022

Board must vote to remove from all banking accounts for First Bank to enact to make changes

Motion to remove Previous Vice President/Treasurer Pat Picco from all HOA bank accounts

Motion by Ketola to approve removal of Pat Picco from all HOA Bank Accounts at First Bank

Motion seconded by Hayes

Unanimously Approved

Motion approved @ 10:16

VII. FINAL PUBLIC COMMENTS/QUESTIONS

Community Yard Sale

CCR Enforcement Committee

Enforcement Provision Violation for Conservation Easement

Facebook Post regarding alligators/snakes in Conservation Easements

IX. ADJOURNMENT @ 10:51

Denise Fitzpatrick, Secretary

05/18/24