



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

Zoom: <https://us02web.zoom.us/j/88536008287?pwd=eirUCYKp7alfZgBVhJre2dWEsxa9kK.1>

Attendance

In-Person:

Rene Celaya

Don Tate

Adele Smith

Deanne Smith

Richard Quinn

Ben Crain

Scott & Melinda Scheffer

Zoom:

Luann Collins

Denise Fitzpatrick

Jonah Ketola

Dennis Hinojosa

ROLL CALL OF OFFICERS

Board members present are as follows:

Michael Vitch (President) @ 9:08

Denise Fitzpatrick (Secretary) @ 9:08

Jonah Ketola (Director) @ 9:08

Cathy Hayes (Treasurer) @ 9:08

I. CALL TO ORDER (Vitch @ 9:08)

II. WELCOME/SIGN-IN (Vitch @ 9:08)

III. BOARD REPORTS (Vitch @ 9:08)

A. Approve Minutes from 7/27/2024

Motion by Vitch to approve Minutes from 7/27/2024

Motion seconded by Ketola

Unanimously Approved

Motion approved @ 9:09

B. Financial Report

Operating Funds Balance \$32,496
Reserve Funds Balance \$157,458
SAV \$3,055 - construction bonds x 3

C. CCR Violations

August Citations: 3
Lot 76 unsightly debris at curbside/remedied on 8/18/2024
Lots 4 overgrown landscaping/remedied on 08/19/24
Lot 68 overgrown landscaping/remedied on 08/19/24

IV. COMMITTEE REPORTS

A. Sales and Leases / Welcome Committee (Vitch @ 9:12)

18171 Riverwind - closed on 8/29/2024 - 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) (Vitch @ 9:14)

1. Construction Projects Previously Addressed:

18110 Riverchase (Stewart)

Project Status:

In progress

18151 Riverwind (Hinojosa)

Project Status:

Final stages. Expect CO in September

16420 Oakview (Haring)

Project Status:

Ready - docs required/fees dues. No permits issued.

16730 Oak Grove (Harbaugh)

Project Status:

open - Solar - payment required.

[Delays with solar company - will need ARC follow-up](#)

18160 Riverchase (Presson)

Project Status:

Open Generator permits for electrical work and propane tank burial. Work said to be completed.

16420 Oakview (Haring)

Project Status:

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

18240 Riverchase (Tate)

EV charging port. Permit issued

Motion by Ketola to approve Tate project

Motion seconded by Hayes

Unanimously Approved

Motion approved @ 9:20

16450 Oak View (Celaya)

Replace two sliding doors with impact sliding doors/glass. No permits yet.

Motion by Hayes to approve Hayes project

Motion seconded by Ketola

Unanimously Approved

Motion approved @ 9:21

16730 Oak Grove (Harbaugh) Replace A/C. Permit issued

Motion by Vitch to approve Harbaugh project

Motion seconded by Hayes

Unanimously Approved

Motion approved @ 9:21

V. OLD BUSINESS (Vitch @ 9:22)

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. Special Assessments

Legal options for Special Assessment payments

Tabled for 9/28/2024 meeting when attorneys will be present

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

Monthly maintenance was done on 8/29/2024 for retention ponds, littoral zones and large drainage easements.

This contract will need expansion to include ALL community drainage easements, per the SFWMD ERP.

E. Mediation

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

Only defendants may attend with plaintiff and attorneys for all parties. A Board quorum must be present.

F. Fine Letters

Lot 76 fine letters sent on 8/7/2024

Fines paid on 8/26/2024 (\$2,000)

No remedy started

G. Contract Expansions

Expanded DE and CE contracts estimates x 2 - *Tabled*

H. Swales

Front Swales - *Tabled*. Question remains whether this is an HOA responsibility or an individual lot owner responsibility. Will await 9/28/2024 Board meeting with attorneys and engineers present.

I. RO Waste Water Discharge

RO waste water 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. License Plate Readers

License Plate Readers: no MOU received. No follow-up by LCSO

No installation may occur without a signed MOU from LCSO

Will table this indefinitely unless a signed MOU is received from LCSO. Multiple emails sent to LCSO without response.

VI. NEW BUSINESS

A. CCR Enforcement

Updated HOA CCR Enforcement rules and timeframes sent to all community members with Agenda attachments

Motion by Vitch to approve CCR Enforcement policy

Motion seconded by Hayes

Unanimously Approved

Motion approved @ 10:23

B. Tree Trimming

Pending estimates

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

November 15 (invoices)

January 1 (due in full)

January 16 (incurs late fees at 1.5% per month)

2025 HOA dues are \$1,060 per parcel / Internet fees are \$646.55 for houses receiving services.

eBiz will surcharge the resident wanting to use a credit card 3%. There is no per transaction fee to the HOA.

The HOA cost is a set \$30 per month, on a month to month basis; with direct deposits to HOA OPs bank account.

The HOA can only accept checks or credit cards; there is no option for an ACH or electronic funds transfer..

Motion by Ketola to approve eBiz Charge Card

Motion seconded by Vitch

Unanimously Approved

Motion approved @ 10:31

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).

The last two budgets clearly stated that the only mechanism present to attain sufficient funds for all future HOA repair and replacement needs is by Special Assessments.

E. Florida Power and Light Outages

Repair ticket issued on 8/24/2024. Power back on 8/25/2024 without FPL visit

The repair ticket will remain open as the HOA electrician believes there is a loose or corroded underground connection in FPL equipment for this to occur.

F. Parcel Contact Information

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.

Information will added to the October Newsletter and sent to ALL community members by email.

G. Next Board Meeting

Saturday, September 28, 2024 @ 1pm. This meeting is scheduled from 1-4pm.

Engineering and Legal will be attending this meeting to answer community questions.

Location: Bayshore Fire Station at 17350 Nalle Rd, North Fort Myers, FL 33917. This site is air conditioned, and provides tables and chairs for the meeting.

VII. FINAL PUBLIC COMMENTS/QUESTIONS

Should we try to pass a vote for a dues increase in 2024? Not possible

Should we/can we do a special assessment for our engineering firm costs? Requires a formal vote

Can you do an operational assessment cost? No

How do you get more money this year? The sole mechanism is by Special Assessment

Could an escrow account be implemented? Legal question

Could a special assessment be paid in increments/quarterly? Legal question

Will special assessments roll over? Legal question

Plants are dead at the entryway, can a resident replace the plants? Yes

VIII. ADJOURNMENT @ Vitch @ 11:20

Denise Fitzpatrick, Secretary

08/31/24