

**Riverwind Cove Homeowners Association**  
**Board of Directors Meeting Minutes**  
**16410 Oakview Circle**  
**June 29, 2024 @ 9AM**

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

Attendance

Zoom:

In Person:

 In-Person Attendance 06/29/24

**ROLL CALL OF OFFICERS**

Officer roll call took place at  
Board members present are as follows:  
Michael Vitch (President) @ 9:00  
Denise Fitzpatrick @ 9:00  
Jonah Ketola @ 9:00  
Cathy Hayes @ 9:00

**I. CALL TO ORDER** (Vitch @ 9:03)

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 @ 9:03)

**III. BOARD REPORTS** (Vitch @ 9:06)

*A. Approve Minutes 06/05/24*

*B. Financial Report*

Operating Funds balance \$48,871

Reserve Funds balance \$156,960

SAV \$5,050

**IV. COMMITTEE REPORTS**

*A. Sales/Welcome Committee*

**Pending sale(s):**

18240 Riverwind Drive

Scheduled to close 07/02/24

*B. Architectural Review Committee (ARC) (Vitch @ 9:10)*

**Permit status as listed on 06/24/2024**

**Construction Projects Currently In Progress:**

18110 Riverchase (Stewart)

In Progress

18151 Riverwind (Hinojosa)

In Progress

16420 Oakview (Haring)

ready/docs required/fees due

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18230 Riverchase (Smith)  
Windows/doors/permit issued (pending)

16730 Oak Grove (Harbaugh)  
Solar - payment required

16700 Oak Grove (Saltamartine/Seeger)  
Closed - CC issued

18160 Riverchase (Presson)  
Generator - permits issued for electrical work and propane tank burial

New Projects (Tate @ 9:18)  
16420 Oakview (Haring)  
Dock repair planking with railings and water  
*Motion by Ketola to deny Haring project (incomplete)*  
*Motion seconded by Hayes*  
*Unanimously Approved*  
*Motion rejected @ 9:31*

16420 Oakview (Haring)  
Enclosure around well / water filtration system - filtration system must be removed within 7 days from drainage easement  
*Motion by Ketola to approve temporary vinyl fence/remove filtration system/secure all permits/within seven (7) days*  
*Motion seconded by Hayes*  
*Unanimously Approved*  
*Motion approved @ 9:39*

**V. OLD BUSINESS (Vitch @ 9:40)**

*A. SFWMD Notice of Violation (NOV)*

6/18/2024: 10-day Response Letter sent and receipt acknowledged - 6/20/2024: outline of SFWMD next steps received - the next step in the enforcement process will be the SFWMD sending a settlement letter which will determine the enforcement settlement terms such as permitting requirements, civil penalties, and remediation requirements etc. After the settlement letter goes out and the terms are agreed upon, we (SFWMD) will draft a consent order (CO) which will contain ordered actions and we can incorporate your (HOA) timeline as appropriate. Whenever the process is completed, the HOA will be under a 5-10 year reporting requirement to SFWMD for compliance, and they can verify by inspection.

*B. Engineering Firms*

Discussions with the HOA (25 initially):  
Earth Tech Environmental (ETE) - environmental only  
Atwell Engineering - environmental and civil engineering  
RMEC - environmental and civil engineering

*C. CCR Amendments*

recorded on 06/12/2024; posted on website.  
The recorded document will be sent to all residents.

**VI. NEW BUSINESS (Vitch @ 10:07)**

*A. Haring Applications*

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Dock Repair and Well Equipment Enclosure

*B. 16420 Oakview Circle*

Board to vote on fine for 16420 Oakview Circle

filling in rear drainage easement and erecting a mechanical structure in the drainage easement visible from the road. No permits. Served a Cease and Desist letter by the HOA attorney

*Motion by Vitch to approve fining for filling drainage easements/erecting water filtration system without approval/permits*

*Motion seconded by Ketola*

*Unanimously Approved*

*Motion approved @ 10:39*

*C. Quarterly Conservation Easement Maintenance*

Beginning with the early July, 2024 quarterly conservation easement maintenance program done by Aquagenix, ALL riverfront CE's will be maintained with the removal of non-indigenous vegetation in accordance with the SFWMD ERP's. A letter will be sent following this meeting to ALL riverfront lot owners.

*D. ARC Applications*

Reminder of timing to submit ARC applications before work is done. A letter will be sent following this meeting to ALL residents.

*E. Next Board Meeting*

Saturday, July 27, 2024 - Board vote

*Motion by Vitch to approve set next board meeting*

*Motion seconded by Hayes*

*Unanimously Approved*

*Motion approved @ 10:45*

*F. Community Cameras (moved from previous Agenda)*

*Motion by Ketola to approve cameras funded/monitored by Lee County Sheriff's Office*

*Motion seconded by Hayes*

*Unanimously Approved*

*Motion approved @ 10:50*

*G. Environmental Land-Use Attorney*

*Motion by Vitch to approve attorneys*

*Motions seconded by Ketola*

*Unanimously Approved*

*Motion approved @ 10:52*

**VII. FINAL PUBLIC COMMENTS/QUESTIONS**

Q: Should there be some consideration that those that approved previous plans are fraudulent/wrongdoing and we are victims? *This question will be posed to our attorneys*

Q: How do we handle missing items on a site plan?

Q: Camera proposal for community to collect license plates entering/leaving community.

*Discussion presented by LCSO - Captain Fred Mazzotta*

Q: Do cameras run on solar or battery power?

*Solar, electric and/or battery back-up*

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**IX. ADJOURNMENT @ 10:56**

Denise Fitzpatrick, Secretary  
06/29/24