Riverwind Cove HOA Board of Directors Meeting
August 10, 2026 * 18230 Riverchase Ct. * 6:00 -7:30 pm

Agenda

Board members present:	Cindy Presson Cathy Hayes Deanne Smith Nancey Bohlen (Zoom)
Members present:	Butch Presson Ben Crews Tracey Hinojosa Dennis Hinojosa Susanne Bisplinghoff Ben Crain John Bohlen
Zoom participants:	Gary Haring Don Tate Herb Smith Adele Smith Ellen Donald Rachel Freemyer iPhone (2) iPad (26) iPhone

I. **Call to Order:** The meeting was called to order by Cindy Presson.

II. **Welcome**

A. Cindy welcomed attendees and thanked them for coming.

III. **President's Report**

A. **Adopt an Island Update**: Work is actively underway across community islands, including the East Entrance island, Willow Pt. Court island, and four islands along Oakview Circle.

B. **New ARC Member**: Dennis Hinojosa was officially welcomed as the newest member of the Architectural Review Committee.

C. **Lights on!** A critical safety reminder was issued regarding street travel: whenever community streetlights are illuminated, all golf carts, four-wheelers, and motorized vehicles operating on community streets must have headlights turned on. Residents operating vehicles without headlights are instructed to install them immediately for resident safety.

D. **Financial Committee members needed!** Cindy Presson announced an open call for HOA member volunteers to join the Finance Committee. The committee will participate in preliminary planning for the 2027 budget and assist with the end-of-year financial review. Interested members are encouraged to contact a Board member or email the HOA.

E. **Pond Signs**: Cindy addressed recurring damage and destruction of pond safety signs throughout the neighborhood. She asked all residents who live near a pond to be watchful for persons entering the pond areas and destroying or removing signs and report it immediately. You may call or text Cindy at (803) 468-3220. This is considered trespassing and vandalism, which are criminal offenses; it also costs the HOA money to replace the signs, as they are a state requirement. Please be reminded that the signs do NOT prohibit fishing in the ponds, they simply warn people to stay away from the banks of the pond, and to be cautious of alligators and venomous snakes in the area.

IV. Secretary's Report

A. The Secretary was absent from the meeting, so Cindy reported that the Board had reviewed the meeting minutes from the July 11th Board meeting. She made the motion to approve those minutes. Cathy seconded the motion. Cindy asked if there were any questions, additions, or corrections to the minutes. Hearing none, the minutes were approved by acclamation.

V. Treasurer's Report

Cathy reported the following balances as of August 10, 2026:

- Operating - $160,278.47
- Reserves - $111,373.80
- Construction - $3050.38
- Special Assessments -$80,723.20

Arrears (Total = $ 10,215.00):

- Lot #2

VI. Committee Reports

A. **Architectural Review Committee Report**:

1. Closed Projects: Lot # 76, 16420 Oakview Cr- Dock repairs completed
2. Ongoing Projects:
    a) Lot #7, 18181 Riverchase Ct - Dock access walkway
    b) Lot #35, 18140 Riverchase Ct - Internal re-construction
    c) Lot #76, 16240 Oakview Cr - Tree removals
3. New Projects:
    a) Date: Application date June 8, 2026
    b) Project: Lot #76, 16420 Oakview Circle, application for new home construction. The applicant requests Board approval for construction of a new home. Complete home construction and site plans have been provided. Color and material examples have been provided and are consistent with other homes in the development. Current contractor license and insurance information has been provided. An active Lee County building permit is in place. The ARC recommends Board approval contingent on the following:
        (1) Applicant has provided all pertinent contractor information and has an active Lee County building permit prior to initiation of construction
        (2) Applicant has secured required permits or permissions by any and all local, Lee County, South Florida Water Management District, State of Florida, or Federal authorities
        (3) Applicant abides by all requirements listed in the ARC application and the Association Covenants, Conditions, and Restrictions
        (4) Applicant provides Lee County approval of permit modification for roof pitch from 5/12 to 6/12
        (5) HOA Board approval of this application does not guarantee that elevations for grading, sill height, or benchmarks are correct. Verification that elevations for said property comply with original specifications of the working subdivision construction and drainage plans and ERP on file with Lee County and South Florida Water Management

District is the applicant's sole responsibility in cooperation with their engineers and/or contractors

The only contingency currently not met is the provision of Lee County approval for plan modification of roof pitch; the contractor has submitted the change request to Lee County.

Cindy asked for a motion to approve. Cathy seconded. *Unanimously approved*

B. **Environmental Oversight Committee Report**: Members include Butch Presson, Ben Crews, Bryson Clark and Ben Crain
    1. Since the last Board meeting the committee has been active in meeting with environmental maintenance companies for proposals on monthly pond maintenance, and Quarterly wetlands treatment of invasive and exotic flora. We have received proposals from 4 companies for pond maintenance, which the Board is reviewing. Site visits for wetlands proposals are ongoing.
    2. Met with several contractors on the restoration of the ponds/drainage ditches dictated by SFWMD to obtain preliminary proposals for that work.
    3. Committee members Butch & Bryson shadowed the pond maintenance tech from Crosscreek which presently holds the contract for pond treatment. Met with contractors to correct discharge blockage on the storm drain discharging into the littoral zone on pond 4. The work required for that job is cutting down one (1) Cypress tree and grinding stump and all knees in the area of the discharge, including removing the cover of the discharge pipe to access and remove the knee that caused the main damage. Second part of the scope of work for this contract is to remove one (1) Cypress tree, grind stump and all the knees around the 6" effluent line from pond #3. The EOC will extend the broken part of the 6" line to its original length of 20' by adding a section to the original pipe.
    4. As the rainy season begins to get active EOC members will check all ditches after heavy rainfall and if any blockages occur, rod lines within the limits of their capabilities.
C. **Social Events Committee**- there will be a Fall Kickoff at the home of Josiah and Rachel Freemyer on Sept. 13th from 12:30 -5:00 pm. Announcements and reminders will be sent out via email in the next couple of weeks, with a QR code for responding. The Committee is working on October events, and more information will be forthcoming soon.

VII. Old Business

A. **SFWMD Update:** The Consent Order has been signed and delivered to the Fort Myers SFWMD office. It is anticipated that the District's administrative review and the recording with the County will take several weeks to complete.

The Board has been working to obtain preliminary proposals for the pond restoration work so that we will be ready to begin once the draft remediation plan has been submitted and approved. A draft timeline and associated Gantt chart have been created to make it easier to track progress and deadlines.

The timeline will be tight once the clock starts ticking, and we would like to be as prepared as possible by having an understanding of the anticipated expenses and identifying the best contractor for our needs. Our ability to complete all required work will also depend on the availability of funds, which, more than anything else, may create potential delays. The Consent Order includes an allowance for delays, along with a specific procedure that must be followed. We will hold a "town hall" with our engineer once the overall remediation and restoration plan is complete. This will provide HOA members with an opportunity to receive information and ask questions directly.

VIII. New Business

A. **Electrical work—subpanel replacement for the east entrance island:** This falls under general maintenance and needs to be addressed immediately because it is a safety issue. The Board received two options from the four service providers that submitted proposals: replacing only the subpanel or replacing the entire service, including the concrete post to which the meter and subpanel are attached. The post is currently cracked and may continue to deteriorate. After considering both options in all of the proposals, the Board has opted to replace only the subpanel at this time and has selected Totally Wired Systems to perform the work. The proposal includes a one-year warranty on the work and requires a 50% down payment. Cathy Hayes had to recuse herself from the vote since her husband owns Totally Wired Systems.
Cindy asked for a motion to approve. Deanne seconded. *Approved*

B. **Tree removal:** This falls under general maintenance for the community. The Board reviewed proposals from four providers and selected Green Technologies, which will provide the most comprehensive service for the cost. The work will include lifting the concrete culvert top to remove the cypress knees beneath it, as well as replacing and repairing the top. Because cypress trees are protected in

the State of Florida, a permit is required for their removal. An application has been submitted to Lee County Community Development, but the permit has not yet been received. We are voting to approve the contractor, who will begin the work once we receive the permit from Lee County.
Cindy asked for a motion to approve Green Technologies for the removal of the two trees and related work. Cathy seconded. *Unanimously approved*

C. **Transfer of funds for crime insurance:** Section 720.3033(5), Florida Statutes, requires insurance or a fidelity bond for all persons who control or disburse association funds. The coverage will be added to our general liability policy at a cost of $327 per year. There is no need to approve the additional coverage because it is required by the state. However, the total amount allocated for insurance in the 2026 budget does not account for this additional cost. Therefore, we need to approve reallocating funds from the Exterminating line item, which is no longer used, to the Insurance line item. This money will come from the operating account, but we want to ensure that the records accurately reflect this reallocation for future budget planning.
Cindy asked for a motion to approve. Cathy seconded. *Unanimously approved*

D. **Pond maintenance contract:** We have experienced issues with our current service company, and because it has been several years since requests for proposals were sent out, the Board felt it was prudent to do so. We received several proposals for monthly pond maintenance, and the Board feels that our best option is to contract with Solitude Lake Management beginning in September. The company will provide routine maintenance for algae, floating vegetation, invasive shoreline plants, and related issues at a cost of $351 per month, which is in line with the cost of our current service provider.

IX. Public Comments/Questions-none

X. Adjournment

Secretary Signature _____