

Riverwind Cove Homeowners Association
Board of Directors Meeting Minutes
16410 Oakview Circle
January 27, 2024 @ 9AM

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

Attendance

Zoom:

Deanne Smith

Ed

Dawn Mincey

In Person:

■ In-Service Attendance 01-27-24

I. ROLL CALL OF OFFICERS

Officer roll call took place at
Board members present are as follows:
Michael Vitch (President) 9:00
Pat Picco (Treasurer) 9:00
Denise Fitzpatrick (Secretary) 9:00
Jonah Ketola (Director) 9:00
Cathy Hayes (Open Position) 9:01

Board members absent are as follows:
n/a

II. CALL TO ORDER (Vitch @ 9:00)

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

III. WELCOME (Vitch @ 9:00)

III. BOARD REPORTS (Vitch @ 9:01)

A. Approve Minutes (10/28/23 & 12/02/23)

Motion by Michael Vitch to approve October/December Minutes

Motion seconded by Jonah Ketola

Unanimously Approved

Motion approved @ 9:04 am

B. Financial Report (Vitch @ 9:04)

Year End

OP \$137,506.01

RES \$85,396.67

As of 01/26/24

Current 1/26/2024

OP \$140,567.63

RES \$80,716.67

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Bulk Account

Quantum Fiber was requested to assess their underground materials and determine if all 82 lots could be included.
Active lots needed to be added to the bulk contract.
Full assessment would take place after an engineer assessment.
Blueprints were requested to view lines buried shallowly underground (request was denied).

Q: Who have you been dealing with Centurylink? Mark Chard

Community Dues

Interest is accrued on unpaid balances with interest.
Unpaid dues/legal fees/interest is paid by homeowner
\$35,000+ short in dues, representing 26 parcel owners - the monthly Financial Aging Report will be circulated to community members by the Treasurer with redaction for name/address; but will indicate Lot #. Community members may request the full monthly Financial Report.

Lot 65 - referred for legal action. No payments received in 2023, and none yet in 2024. The homeowner has been contacted by the HOA and Sandcastle.

18111 Riverchase Court

Motion by Jonah Ketola to approve legal action for 18111 Riverchase Court

Motion seconded by Pat Picco

Unanimously Approved

Motion approved @ 9:14 am

IV. COMMITTEE REPORTS

A. Architectural Review Committee (ARC) (Tate @ 9:18)

Lot #49

16700 Oak Grove Court

siding/reroof

Conditions:

All permissions/permits must be approved.

Ground markings by 811 Sunshine.

Within the compliance scope of SFWMD.

Motion by Jonah Ketola to Lot#49 siding/reroof per meeting ARC conditions

Motion seconded by Michael Vitch

Unanimously Approved

Motion approved @ 9:25 am

Lot #6

16300 Forest Mist

Concrete pad addition to driveway

All permissions/permits must be approved.

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Ground markings by 811 Sunshine.

Within the compliance scope of SFWMD.

Motion by Michael Vitich to approve concrete pad addition per meeting ARC conditions

Motion seconded by Jonah Ketola

Unanimously Approved

Motion approved @ 9:26 am

Lot #76

16420 Oakview Circle

New construction

All permissions/permits must be approved.

Ground markings by 811 Sunshine.

Within the compliance scope of SFWMD.

Motion by Michael Vitich to approve Lot#76 new construction per meeting ARC conditions

Motion seconded by Jonah Ketola

Unanimously Approved

Motion approved @ 9:27 am

Lot #32

18151 Riverwind Drive

Motion by Michael Vitich to approve Lot #32 new dwelling construction per meeting ARC conditions

Motion seconded by Jonah Ketola

Unanimously Approved

Motion approved @ 9:28am

New construction:

***All construction projects must have the ground marked by 811 Sunshine if any digging is to occur (this includes the placement of driveway culverts). Tell them they are searching for electric lines (FPL and RWC street light lines), phone lines and fiber optic lines, so they bring the correct equipment. Front swales must be gently dug by hand, due to the shallow presence of fiber optic cables. If you or your contractors sever a fiber line, or any other utility line, you are responsible for the repair cost with the utility company. All permits must be in ARC files before construction begins, and all permits must be posted on the site in accordance with Lee County code.

Q: Does a homeowner have to sign off on the conditions within the ARC descriptions?

No - the language is on the community website, and is now on all ARC responses. We will place the language directly on the ARC Application Form.

Construction In-Progress

16740 Oak Grove Court

Status: Final Phases

18110 Riverchase

Status: rebar/early block work

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18041 Riverchase

Status: move in date 02/24. CO already issued

B. Sales/Welcome Committee (Vitch @ 9:27)

16730 Oak Grove Court

Status: closed 01/08/24

Finney->Harbaugh (unknown move in date)

18041 Riverchase Court

Status: Certificate of Occupancy issued

move in date 02/24

18191 Riverwind Drive

Status: Closing 02/02/24

Price->Cromer

C. Budget Committee Update

2025 HOA dues will rise 10%

Meeting will take place on first Monday in April (per CCR)

Committee Members: Vitch, Picco, Hayes

Includes recurring costs with an expectation of an increase to service contracts

V. OLD BUSINESS

A. SFWMD/Legal Update (Vitch @ 9:47)

Compliance letter (2018)

Entire subdivision/conservation easements were not cleared by Water Management.

All riverfront lots were walked and most were out of compliance.

Previously technology was tape measures.

Current staking is done via GPS.

Drainage easements need to flow to catch basins to reduce flooding.

Although basins have been cleaned, there are still issues with catch basins.

HOA must correct issues/consideration for plan to submit to Water Management.

Amended plan once Water Management issues final compliance letter.

Utility easements are not marked/staked.

Survey completed by the Galldo Group 01/09/24

Residents may not move or remove boundary survey stakes, or conservation easement and/or drainage easement survey stakes.

All conservation easement boundaries will need to be permanently marked with signs. They may not be moved or removed by residents in perpetuity (per the permit language).

Residents may not refuse conservation easement and/or drainage easement maintenance work on their property

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Front swales: if they convey water directly to a surface water drainage structure, must be maintained by the HOA; this is per SFWMD

B. CCR/SFWMD Compliance Issues

Both are responsibility of the HOA

Next Steps:

We will await results from SFWMD

Letter will be sent to the community

Stakes were required so lots did not need to be surveyed multiple times

Approved by county and a consideration for a permit modification

Water Management will return with multiple inspectors after completion of survey

Each property should have a staked Conservation Easement sign that will never be removed

If damaged during a storm it must be replaced

Homeowners will receive a letter which states they are out of compliance and how it can be corrected

This will show due diligence that community is attempting to correct compliance issues

Potential Solution:

1. Permit Modification
2. Laches defense
3. Purchase of Mitigation Credits (low probability given the age of the community)
4. Compliance with written SFWMD remedies

Q: Should there be signs on the riverfront with easements? *Yes*

Q: Whose responsibility is it to replant plantings? *Parcel owners and/or HOA*

Q: Is there a possibility of buying mitigation credits? *Yes, but not likely*

C. Proposed CCR Revisions

Article V Section 3 - Fences

Article V Section 10 - Vehicles

Both proposed language revisions are attached to the email sent

Community member volunteers requested to updated CCR Revisions

Quarterly walk with service contractors on the riverfront lots

Everything related to Water Management must be in writing. Phone permission is not allowed

Most issues related to Water Management will be rectified through ARC going forward

Q: Are you talking about compliance or two separate boards?

Two-separate committees: CCR Compliance and SFWMD Compliance

Q: At this point there is no compliance as of 01/01/24? *Yes*

VL NEW BUSINESS

A. Finance Contract

Effective 01/01/24, Sandcastle will only contract finances; the HOA is responsible for CCR Compliance and SFWMD Compliance issues

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B. Tax Return (2023)

Received 12/31/23 year-end Financial Report; will contract with an accountant for the 2023 Tax Return

C. Landscape Contract

02/01/24-01/31/25

Motion by Michael Vitch to approve Landscape Contract renewal

Motion seconded by Jonah Ketola

Unanimously Approved

Motion approved @ 10:55 am

D. Proposed CCR Revisions

Article V Section 3 (fences)

Article V Section 10 (vehicles)

 Proposed CCR Revisions.docx

Q: Are you going to try to get these approved piece meal? Yes.

E. Budget Proposal (2025)

 Proposed 2025 RWC Budget.docx

F. Next Boarding Meeting Date

Tentative 02/24/24

VII. FINAL PUBLIC COMMENTS/QUESTIONS

VIII. NEXT MEETING DATE

The next monthly Board of Directors meeting will be held 2/24/2024 tentatively

IX. ADJOURNMENT @ 10:59

Denise Fitzpatrick, Secretary

01/27/24