Riverwind Cove HOA Board of Directors Meeting
July 11, 2026 * VIRTUAL * 9:30 am

ZOOM Info:
https://us02web.zoom.us/j/84200417288?pwd=zzaN1aSarix8mFGrvbDBqwFdpbf2Wp.1

Meeting ID: 842 0041 7288

Password: 953352

Board members on Zoom: Cindy Presson
Tara Celaya
Deanne Smith
Nancy Bohlen

Members on Zoom: Don Tate
Ben Crain
Gary Haring
John Bohlen
Mel Harbaugh
Ellen Donald
Dennis Hinojosa

I. **Call to Order** - the meeting was called to order at 9:30 a.m. by Cindy Presson.

II. **Welcome** - Cindy Presson welcomed attendees.

III. **Secretary's Report**

A. Tara Celaya reported that the Board reviewed the meeting minutes from the June 25th Board meeting. Tara made the motion to approve those minutes. Cindy seconded the motion. Cindy asked if there were any questions regarding the minutes. Hearing no discussion, the minutes were approved by acclamation.

IV. **New Business**

A. **Architectural Review Committee (ARC):** Chairman Don Tate read the following report:

Ongoing Projects:

Date: July 11, 2026 (Application submission date: May 19, 2026)
Project: Lot #6, 16300 Forest Mist Ct.
The applicant requests Board approval for installation of a 6/foot height, solid white vinyl privacy fence along his back and side yard borders, enclosing the pool. The proposed fence location is within the property borders and does not

occupy any drainage or conservation easements. A utility easement borders the fence line of which the resident will be solely responsible for any utility damage repairs. Current contractor's license and liability insurance information has been provided. A location diagram and photo of the proposed fence material design and color have been provided. ARC recommends Board approval with the following conditions being met; Active Lee County building permit being secured. The applicant accepts responsibility and repair costs for any damage to roadways and drainage easements related to construction vehicles and equipment. 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, 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. Please be aware that the South Florida Water Management District, the State regulatory agency overseeing the Environmental Resource Permit (ERP) for this subdivision, has found multiple lots to be in non-compliance with the provisions of the ERP during a preliminary inspection. As such, SFWMD has mandated that the Homeowners Association (HOA) conduct a community- wide survey, to mark all subdivision boundaries, and specifically to stake all conservation easements and drainage easements within the community. This has been mandated by SFWMD as they can see other lots currently out of compliance. Once that survey is completed, SFWMD will return to do a follow-up inspection of the community for compliance (in accordance with the ERP language contained within the governing documents of the HOA). Thereafter, a proposal of remedies will be formulated. ARC applications receiving Board approval will expire 1 year after the date of Board approval. The ARC recommends approval.
Cindy made a motion to approve. Nancy Bohlen seconded. *Unanimously approved among the Board members present at 9:34 a.m.*

Date: 7/11/2026 (Application date 7/9/2026)
Project: Lot #22, 18211 Riverwind Drive
Applicant requests Board approval for installation of 6 Bimini (black) hurricane shutters to front of house and 3 Progressive Hurricane screens (motorized) to the lanai. Design and color description photos have been supplied and are in continuity with homes in the community. Contractor's current license and liability insurance information have been provided. ARC recommends Board approval contingent on the applicant obtaining an active Lee County building permit prior to construction start.
Cindy made a motion to approve. Deanne Smith seconded. *Unanimously approved among the Board members present at 9:35 a.m.*

V. Records Request Resolution

Cindy stated that based on the recommendation of our attorney and in accordance with Florida Statute 720.303 5(g), which allows the association to adopt written rules governing the frequency, time, location, notice, records to be inspected, and manner of inspection, the association resolution (drafted by the HOA's attorney) summarizes the following:

- Record requests must be submitted in writing and sent via U.S. mail (regular or certified), known mail carriers such as UPS or FedEx, or hand delivered.
- Each owner is limited to two record requests per month.
- The same records may not be requested more than once within a 12-month period.

Cindy stated that all Board members have reviewed this policy and agreed that it reflects the version they would like to adopt.
Cindy made the motion to accept and implement the records request policy effective immediately. Deanne seconded. *Unanimously approved among the Board members present at 9:37 a.m.*
Cindy noted that the resolution would be posted to the HOA website by July 12, 2026.

VI. Revised Enforcement Policy

The enforcement policy has been followed for many years, but it has been condensed over time. The Board feels that the policy was condensed too much and recommends reverting to the original enforcement policy outlined in the Covenants, which provides more detailed descriptions to ensure all HOA members understand the procedures for covenant violations and their enforcement.
The Board has reviewed all updates and submitted them to the HOA attorney for review. The updates improve readability and include additional explanations. The Board formally enters the revised policy into the record.
Cindy made the motion to accept the revised enforcement policy effective immediately. Deanne seconded. *Unanimously approved among the Board members present at 9:39 a.m.*
Cindy noted that the revised enforcement policy will be posted to the HOA website by July 12, 2026.

VII. Public Comments/Questions

No public comments or questions from those present on the call.

VIII. Adjournment

There being no further business, questions, or public comment, the meeting was adjourned at 9:40 a.m.

Secretary Signature 