

Riverwind Cove Homeowners Association



Board of Directors Meeting  
October 26, 2024 at 9:00am  
16410 Oakview Circle

Zoom: <https://us02web.zoom.us/j/84244307257?pwd=BPAKOgWp8v9qEhhshWapDziL6s95SR.1> Passcode: 339393

I. Call To Order:

II. Welcome + Sign-In

III. Board Reports

- A. Approve Minutes from 9/28/2024 Board meeting (attached)
- B. Financial Report - 10/26/2024: OP \$28,635 - RES \$127,959 - SAV \$2,055

IV. Committee Reports

- A. Sales and Leases / Welcome Committee:
  - 16460 Oakview - closed on 10/4/2024. Defreitas->Bohlen (reside in MD)
- B. ARC: (all permit status as listed on 10/24/2024)  
Construction Projects Currently In Progress:
  - Stewart - 18110 Riverchase: in progress
  - Haring - 16420 Oakview: new build - docs required / fees due
    1. Dock repair planking with railings and water - awaiting Federal, State, and County clearances before Board vote. **Remains tabled pending permits**
    2. Enclosure around well / water filtration system - filtration system must be removed within 7 days from Drainage Easement - fees due
  - Harbaugh - 16730 Oak Grove: Solar project - ready - docs required
    - HVAC replacement - permit issued
  - Presson - 18160 Riverchase: Generator permits for electrical work and propane tank burial - closed.

New Projects:

- Tate - 18240 Riverchase: Pool enclosure window retrofit - ready
- Spires - 18041 Riverchase: dock remodel and boat lift - Permits received from Lee County and DEP/SFWMD. Awaiting ACOE.

- Haring - 16420 Oakview Circle - new home construction plan submitted to ARC. Tabled pending ARC review and permitting.

#### V. Old Business

A. SFWMD Notice of Violation (NOV) and Settlement Terms negotiations. Awaiting the DRAFT Consent Order from SFWMD.

B. HOA Long-Term Financial Health; solely dependent upon passage of Special Assessments to finance the SFWMD remediation, as noted in the last two Budgets and repeatedly in HOA Board meetings. Discussed at great length at the 9/28/2024 meeting with engineering and legal.

C. Legal options for Special Assessment payments - this will occur via the establishment of a Statutory Reserve Fund specifically for SFWMD remediation costs from year to year ([attached to email with Agenda](#)).

D. Cross Creek Environmental is scheduled on 10/24/2024 for retention pond, littoral zone and large drainage easement monthly maintenance.

E. Lot 76 legal case Mediation 9/6/2024 - no resolution. Remains adjourned to an unknown later date. Last attorney contact 10/23/2024.

F. Expanded DE and CE contracts:

- Aquagenix CE maintenance contract not renewed on 9/29/2024, as voted on at the 9/28/2024 Board meeting

- CrossCreek Environmental contracts signed for quarterly CE maintenance throughout the community (\$17,280), as well as special projects for clearing and removing vegetation in DE's currently overgrown and hindering water flow, volume and percolation (\$2,250); and a one time project to eradicate all non-indigenous species growth in all conservation and preservation areas (\$8,640). A 10% discount was negotiated for all new services, including the use of GPS tracking devices on wetland maintenance personnel to assure all areas are being maintained. CrossCreek currently holds the contract for Retention Pond maintenance (\$4,200), which will expire in 2/2025.

[In November special projects will commence in western DE's and all CE's to bring back to non-indigenous permitted specifications.](#)

G. Tree Trimming - work commenced and completed on 10/1-10/4/2024 at a discounted rate (\$10,000).

H. Cross Creek routine retention pond maintenance is scheduled for 10/24/2024

## New Business

A. Extend ARC / Board decisions to 30 days; as Board meetings are monthly, and these decisions can only be done at an open meeting. Presently, ARC responds within 14 days, but the HOA Board can only vote on matters at open meetings.

B. Halloween Contest - judging on 10/27/2024

C. Next Board Meeting: Saturday, November 30, 2024 at 9am.  
There will be a Special Assessment vote at the 11/30/2024 meeting for SFWMD remediation issues. Notice will be distributed to the community - Statutory Reserve language is attached to this email.

VII. Final Public Comments/Questions - [comments, questions and discussion is an ongoing process through the meeting.](#)

VIII. Adjournment

This Agenda was prepared according to the Florida Statutes