



**Riverwind Cove Homeowners Association
Board of Directors Meeting
February 24, 2024 at 9:00am
16410 Oakview Circle**

Zoom (Passcode 1GvgF1): <https://us02web.zoom.us/j/3487687209?pwd=QnE2NjJWYzNtYzErdWJSRFduZUIQdz09&omn=81669173260>

I. Call To Order: Public Comments/Questions - these will be ongoing through topic discussions, instead of holding all comments for the end of the meeting.

II. Welcome + Sign-In

III. Board Reports

- A. Approve Minutes - 01/27/2024 meeting (attached)**
- B. Financial Report - 02/24/2024 - OP = \$159,555.37 / RES = \$76,235.92**
- C. Aging Report - 02/24/2024 - 17 parcels (20.7% of residents) = \$23,239.05**
- *current dollar amounts for B and C above will be presented at meeting**

IV. Committee Reports

- A. ARC: (permit information as of 2/24/2024)**
 - Smith - 18230 Riverchase - roofing - permit inspections ongoing**
 - Harbaugh - 16730 Oak Grove - solar panels - permits in review**

Construction Currently Approved and/or In-Progress:

- Cole - final phases - 16740 Oak Grove**
- Stewart - block work / lumber-trusses on site - 18110 Riverchase**
- Haring - 16420 Oakview - waiting on applicant**
- Hinojosa - 18151 Riverwind - waiting on applicant**

B. Sales / Welcome Committee:

- 16730 Oak Grove - closed 1/8/2024. Move in 3/2024 (Harbaugh).**
- 18041 RCC - Move in 3/1/2024 (Spire).**
- 18191 Riverwind - closed 2/2/2024. Moved in (Cromer).**

C. Budget Committee: 2025 Budget - HOA dues will increase 10% to \$1,060 / year + Internet \$646.55 (58 homes included in the Bulk Contract. Budget vote will occur at the Annual Meeting on Monday, 04/01/2024.

V. Old Business

A. SFWMD / Legal Update:

- SFWMD Inspection completed on 02/05/2024. Report pending.**
- 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 inspection and/or maintenance work on their property.**
- ***Front swales: if they convey water directly to a surface water drainage structure, they must be maintained by the HOA; this is per SFWMD. ALL other front swales are the parcel owners responsibility to maintain.**
- ALL Drainage Easement maintenance work is a legal and financial responsibility of the Association.**

B. CCR and SFWMD Compliance Issues - both are HOA responsibilities

C. Proposed CCR revisions: Article V - Sect 3 (fences) / Sect 10 (vehicles): review of revision progress by Cathy Hayes.

D. HOA Tax Return - The Davis Group (TDG) completed our Federal tax return (1120-H). Cost was \$250. Sent to IRS 02/06/2024

VI. New Business

A. Denise will start publishing a quarterly seasonal Community Newsletter 3/1, 6/1, 9/1 and 12/1 going forward. Please watch your inboxes.

B. Finance Only Contract with Sandcastle - effective 1/1/2024. Continue or terminate?

C. New Advisory Committees formed:

- CCR Compliance Committee - functioning**
- SFWMD Compliance Committee - will begin following SFWMD report**

D. Cross Creek Environmental - next visit is 02/29/2024

E. Annual Meeting - Monday, 04/01/2024. In accordance with the HOA governing documents which require the Annual Meeting to be the first Monday in April of every year.

VII. Final Public Comments/Questions:

VIII. Adjournment

*This Agenda was prepared according to the Florida Statutes
by your Board of Directors*