



**Riverwind Cove Homeowners Association
Board of Directors Meeting
May 18, 2024 at 9:00am
16410 Oakview Circle**

Zoom: <https://us02web.zoom.us/j/86080969380?pwd=SFdwVVhLaU8wU3VkZkQ3cmQ0bDliQT09>
Passcode: 176080

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

~~*open with LCSO presentation on license plate cameras at the 2 HOA entrances*~~

III. Board Reports

- A. Approve Minutes - 4/1//2024 (pending repair of a technical issue)**
- B. Financial Report - 5/15/2024: OP \$57,539 - RES \$156,707 - SAV \$5,050**
- C. Aging Report: One homeowner remains in arrears (\$2,542.32) - making agreed upon payments**

IV. Committee Reports

- A. ARC: (all permit status as listed on 5/15/2024)**
 - Construction Projects Currently In Progress:**
 - Cole - 16740 Oak Grove: final phases. CO issued 5/13/2024.**
 - Stewart - 18110 Riverchase: roofing / interior / windows in**
 - Haring - 16420 Oakview: ready - docs required / fees due**
 - Hinojosa - 18151 Riverwind: roofing / interior**
 - Smith - 18230 Riverchase:**
 - 1. Roofing - closed / CC issued**
 - 2. Windows-doors - permit issued**
 - Harbaugh - 16730 Oak Grove:**
 - 1. Solar - payment required**
 - 2. A/C swap out - permit issued / job completed before ARC application submitted**
 - Saltamartine / Seger - 16700 Oak Grove: roofing underway**

New Projects:

- Presson - 18160 Riverchase: Generator; preliminary approval granted for electric work with appropriate permits. LP tanks will come as separate permit and request. Will require Sunshine 811 ground marking. Permit is pending - waiting on applicant.

B. Sales / Welcome Committee - Two pending sales: 16430 Oakview and 16290 Forest Mist

V. Old Business

A. SFWMD - Inspection completed on 02/05/2024. NOV pending - Update.

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

-ALL Drainage Easement maintenance work is the legal and financial responsibility of the Association (HOA). The HOA will ultimately be engaging Drainage Engineers and Environmental Consultants for the impending Notice of Violation. It is expected this project will run for 1-2 years, or longer.

B. Community Newsletter - Next publication will be 06/01/2024.

Suggestions for additions to the Newsletter?

C. Proposed CCR revisions: VOTE RESULTS 5/15/2024

VI. New Business

A. ~~LCSO Presentation re: License Plate Readers at gates~~***

B. Legal Issues

C. CCR Enforcement Issues

D. Estoppel warning revised (attached)

E. Sandcastle contract termination effective: 05/31/2024. HOA is self-managed since 4/1/2024. This was effectively accomplished on 4/17/2024 with closure of all bank accounts under Sandcastle control. SunBiz data has been changed. ALL invoices have been directed to the HOA. HOA banks accounts are open and fully funded.

F. Renegotiate Cross Creek and Aquagenix contracts and/or seek others

G. HOA Liability insurance renews 6/29/2024 / D&O insurance renewed 4/1/2024

H. Engineering company discussions - pending NOV receipt

I. Century Link New Bulk Account Number: 507744843. No change in individual DTN's. Email sent to all residents on 4/24/2024.

J. Set next Board Meeting in June 15, 22, or 29, 2024 - Board vote

K. Patricia Picco resignation from Board 5/3/2024: currently as VP; previously served as Treasurer since 4/9/2022 - minutes must show Board removal from banking accounts for Bank to enact - Board vote

VII. Final Public Comments/Questions

VIII. Adjournment

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