



**Riverwind Cove Homeowners Association  
Board of Directors Meeting  
July 27, 2024 at 9:00am  
16410 Oakview Circle**

**Zoom: [https://us02web.zoom.us/j/89511326960?](https://us02web.zoom.us/j/89511326960?pwd=yB2XLP4cieoXFjAM0LSb5cHSwKopmW.1)**

**[pwd=yB2XLP4cieoXFjAM0LSb5cHSwKopmW.1](https://us02web.zoom.us/j/89511326960?pwd=yB2XLP4cieoXFjAM0LSb5cHSwKopmW.1)**

**Passcode: 095478**

**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 from 4/1/2024 and 6/29/2024 Board meetings (attached to email). The 4/1/2024 Minutes were delayed due to a technical issue with the Draft.**

**B. Financial Report - 7/24/2024: OP \$42,747 - RES \$157,205 - SAV \$3,055**

**C. CCR Violations Cited: Lot 4, Lot 33, Lot 48 - all landscaping**

**IV. Committee Reports**

**A. Sales / Welcome Committee - Joel Moss: 18240 Riverwind - residing at property. No return contact from the new owner of 16430 Oakview.**

**B. ARC: (all permit status as listed on 7/24/2024)**

**Construction Projects Currently In Progress:**

- Stewart - 18110 Riverchase: in progress**
- Hinojosa - 18151 Riverwind: in progress**
- Haring - 16420 Oakview: ready - docs required / fees due**
- Smith - 18230 Riverchase: closed**
  - Windows-doors - CC closed**
- Harbaugh - 16730 Oak Grove: open**
  - Solar - payment required. Project status?**
- Saltamartine / Seger - 16700 Oak Grove: siding / roof closed**

- **Presson - 18160 Riverchase: open Generator permits for electrical work and propane tank burial**

#### **New Projects:**

- **Hinojosa - 18151 Riverwind: pool with screened enclosure - permit issued - Board vote**
- **Haring - 16420 Oakview: awaiting County, State and Federal clearances before Board vote**
  1. **Dock repair planking with railings and water**
  2. **Enclosure around well / water filtration system - filtration system must be removed within 7 days from Drainage Easement - fees due**

#### **V. Old Business**

##### **A. SFWMD Notice of Violation (NOV):**

**Awaiting SFWMD sending a settlement letter which will determine the enforcement settlement terms such as permitting requirements, civil penalties, remediation requirements, etc. After the settlement letter goes out and the terms are agreed upon, SFWMD will draft a consent order (CO) which will contain ordered actions and they will incorporate that into the HOA timeline as appropriate. Whenever the process is completed, the HOA will be under a 5-10 year reporting requirement to SFWMD for compliance, and they can verify by inspection at their discretion. Both RMEC and SFWMD anticipate a minimum 5-year remediation process. There will be civil penalties levied against the HOA.**

##### **B. Engineering firms still in discussions with the HOA (25 initially):**

- **Earth Tech Environmental (ETE) - environmental only. Awaiting estimates; doubtful given long lack of response.**
- **Atwell Engineering - environmental and civil engineering. Time and material (T&M) estimate, with an upfront \$5,000 retainer to conduct a site visit. Boundary and topo surveys estimated at \$33,000 with rebar.**
- **RMEC - environmental and civil engineering. Conducted a site visit on 7/8/2024, through the entire community and those areas cited in the NOV. First phase initial draw estimate: \$13,750 + T&M**

**C. CCR Amendments: The recorded documents were sent to all residents on 6/29/2024, and are posted on the HOA website.**

**D. Aquagenix quarterly conservation easement, wetland maintenance and Preserve maintenance visit occurred on 7/5/2024 and 7/12/2024.**

**E. Lot 76 legal case Mediation scheduled for 9/6/2024.**

#### **VI. New Business**

**A. Fine Hearing Committee convened on 7/26/2024 - results**

**B. Reminder of timing to submit ARC applications before work is done. A letter was sent to ALL residents outlining the timing procedure 7/21/2024. Note multiple agencies involved, and their requirements.**

**C. Front Swales - must be maintained by the parcel owner, unless there is a drainage structure present; then it is an HOA responsibility. Date?**

**D. RO Waste Water Discharge - may not be discharged into the retention ponds. All owners will be sent specs for proper engineering of the RO discharge water filtration requirements.**

**E. Expanded DE and CE contracts - awaiting estimates**

**F. Contract with RMEC Engineering - Board discussion and/or vote**

**G. Updating HOA CCR Enforcement rules and timeframes. The current policy allows for a Courtesy Letter (email) with a 72-hour remedy timeframe, followed by an NOV1 with a 24-hour remedy timeframe, and an NOV2 with a 30-day remedy timeframe. Thereafter, the Board will have to vote on a fine at an open Board meeting, and have the Fine Hearing Committee set a date for a Hearing which is at least 14 days into the future from there. The rules governing Fine Hearing Committee meetings and actions are set in Florida law.**

**- ALL new CE and DE violations receive only one (1) NOV, with a 7-day remedy timeframe before moving to a Board vote for fine, and then being sent to a Fine Hearing Committee thereafter (if the Board approved a fine).**

**- Since the CCR amendments were passed for boats and multiple personal trucks in driveways, the most common CCR violations are:**

**1. trash cans left out (these are generally cleared very quickly with a Courtesy email), and**

**2. overgrown landscaping / weeds on vacant or developed parcels. These have often dragged on for months and gotten to the stage of fining; and in one old case, to the point of a lien placement on the property for remedy.**

**- Of note for this discussion: more complex and expensive CCR violations that clearly need more time to remedy (ie: roof repair, siding repair, fence repair), given needed estimates and permitting; will likely be granted additional time by the Board before voting on a fine, provided the parcel owner is responsive to Board inquiries - which is not always the case. The final HOA procedure will undergo legal review before being distributed.**

**H. Board members must sign a certification form and/or undergo HOA legal training from an approved provider, in accordance with FS 720.3033. There is also now a yearly continuing education requirement of 4 hours, by an approved provider.**

**I. Next Board Meeting: Saturday, August 31, 2024 - Board vote**

## **VII. Final Public Comments/Questions**

## **VIII. Adjournment**

*This Agenda was prepared according to the Florida Statutes*