

Riverwind Cove Homeowners Association
Board of Directors Meeting Agenda
16410 Oakview Circle
May 02, 2023 @ 7 PM
<https://us02web.zoom.us/j/82289437252>

Community Member Attendance

[In-Person Attendance](#)

Zoom:

Bryson Clark, Mike Marciano, Deanne, Angie Gatewood, John Ketola

I. CALL TO ORDER

President Michael Vitch called the meeting to order at 7:00

II. ROLL CALL OF OFFICERS

Officer roll call took place at

Board members present are as follows:

Michael Vitch (President) @ 7:00

Michael Marciano (Vice President) @ 7:00

Pat Picco (Treasurer) @ 7:00

Denise Fitzpatrick (Secretary) @ 7:00

Board members absent are as follows: none

II. WELCOME

III. OLD BUSINESS

Approval

Motion to approve Pat Picco (dock installation) once permits are approved

Motion by Michael Vitch to approve installation

Motion seconded by John Ketola

Unanimously Approved

Motion approves @ 7:07 pm

Hearing Committee 05/11/23

Procedure by Management Company was not followed properly

Board sets fine

Appeal to committee 14 days following

Hearing Committee accepts or rejects set by board

Agenda subject to change

This Agenda was prepared according to the Florida Statutes

By your Board of Directors

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A. Management Company

Terminated Home River Group 05/31/23

Motion by Michael Marciano to approve Sandcastle

Motion seconded and Jonah Ketola and Pat Picco

Michael Vitch no

Motion passed at 9:08

Board Discussion Regarding Management Company

We have not signed contract with another company

Sand Castle (based in Naples) \$10,000 plus add on fees (envelopes/stamps)

Concerned there is no budget

Dues go to operating funds

Internet fees go to operating funds

All dues are committed to something

Hire wetland maintenance committee

Currently clearing drains to prepare for rainy season

Fiber optic lines are only two (2) inches deep/ran wrong way in drainage swales

Ditches and swales need to be regraded

No recourse with Quantum Fiber (not cost effective)

B. Fines

Oak Grove Court (boat) no letter sent

Cite/initial letter/boat removed in 3 days or fined \$100 a day

Must respond

Next certified letter

\$1,000 maximum fine

Oak Grove Court (fifth wheel) letter sent

No response

Motion by Michael Vitch to fine

Motion seconded by Mike Marciano

Unanimously Approved

Motion approves @ 7:07 pm

18171 RiverChase Court (boat) letter Violation #1

Conservation area

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Violates HOA and SWFL Water Management
Did not receive proper notification (30 days) no fine from HRGroup
Letter to correct violation within 72 hours
14 days \$1,000 maximum

18171 RiverChase Court (boat) letter Violation #2
Received letter (maximum fine/rights)
Letter to correct violation within 72 hours
14 days \$1,000 maximum

Motion by Michael Vitch for violation

Motion seconded by John Ketola

Unanimously Approved

Motion approves @ 7:11 pm

Q:Vote must pass to put lien on home with a maximum fine?

Q: What if boat is moved does fining start again (continuation)?

Preliminary Audit Results (Home River Group)

No significant accounting errors

Erroneous 2022 tax return

Placing in taxable income

Vitch would sign revised tax return

Filed extension

Contention: Board of Directors is collecting estimates provided by management company

Road Company (estimate) 05/02/23

\$246,000 top coat for roads

Large cracks in road

Sealing of some portion of road was not completed

Paragraph object (get copy of to include)

We do not have funds to repair or replace future major issues/nor do we have the mechanism put in place

Private estimates

Pat Picco will provide information for conduit (\$500)

Concern that there is no fund to dredge swales, or emergency costs.

Q: Plan for motion taking over management company?

Q: Why is the swale part of the community responsibility?

Q: We don't have funds to do them all, can we do them one at a time?

Vitch would like to take over management of community

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Board is responsible for citing violations/vote on letters/vote on setting fines

Two signatures for any checks written

Bookkeeper \$151.00 a month (need three estimates)

Q: Could we shoulder it for the next month or two until we can find a management company?

Q: What were the reasons for moving to a management company?

Q: Is there a specific dollar amount in the state statute?

Q: Are we saving money since it will cost approximately \$9000 to cover costs?

Q: What would that mean for additional commitments for board members?

Violation form on website for anyone to send complaints

Board will meet monthly

Oversight of projects have been neglected due to no community oversight

IV. PUBLIC COMMENTS

Explanation of roles and responsibilities of board members (collections)

Management company for violations

Explanation of Core Group

Explanation surrounding responsibilities

Request to see roles and responsibilities/bullet point

Transition material requires 30 days/needs clean transition

Vitch would like board members to rotate through to uphold/notate citations

Window has closed for new management company

What does the board have to do today?

Vitch had concerns with some Sand Castle stipulations (insurance, contract date, ledgers)

Contracts must be signed tonight or tomorrow in order to enlist Sand Castle.

Concerns that the board would not be able to fight the legal battle.

V. NEXT MEETING DATE

The next monthly Board of Directors meeting will be held in June 03, 2023 @ 10 AM

VI. ADJOURNMENT

The Board adjourned at 9:15 pm

Denise Fitzpatrick, Secretary

05/02/23

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