

**Riverwind Cove Homeowners Association**  
**Board of Directors Meeting Minutes**  
**16410 Oakview Circle**  
**December 02, 2023 @ 9AM**

<https://us02web.zoom.us/j/82051003013?pwd=M1pJMStYZ3BIMFNZN0taYjJPOUEwdz09>

Attendance

Zoom:

In Person:

**I. ROLL CALL OF OFFICERS**

Officer roll call took place at  
Board members present are as follows:  
Michael Vitch (President) 9:00  
Denise Fitzpatrick (Secretary) 10:15  
Jonah Ketola (Director) 9:00  
Cathy Hayes (Treasurer) 9:00

Board members absent are as follows:  
Pat Picco

**II. CALL TO ORDER** (Vitch @ 9:03)

Public Comments/Questions (these will be on going through topic discussions, instead of holding all comments for the end of the meeting).

**III. WELCOME/SIGN-IN** (Vitch @ 9:03)

**III. BOARD REPORTS** (Vitch @ 9:06)

*A. Approve Minutes 10/28/23*

**Task: Add to Agenda 01/26/24**

*B. Financial Report*

As of 11/29/23

OP: \$81,1064.59

RES: \$90,040.87

**IV. COMMITTEE REPORTS**

*A. Architectural Review Committee (ARC)*

*1. Ketola: exterior paint/cultured stone*

*Motion by Vitch to approve Ketola exterior paint/cultured stone*

*Motion seconded by Denise Fitzpatrick*

*Unanimously Approved*

*Motion approved @ 11:21*

*2. Mazzota: impact windows*

*Motion by Vitch to approve Mazzota: impact windows*

*Motion seconded by Jonah Ketola*

*Unanimously Approved*

*Motion approved*

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*2. Stempel: Fencing*

*Motion by Vitch to approve Stempel fencing*

*Motion seconded by Jonah Ketola*

*Unanimously Approved*

*Motion approved*

*B. Welcome Committee*

No new sales.

Lease renewal @ 16680 Oak Grove

*C. Budget Committee Update (Vitch @ 10:33)*

Will make proposal to the Board and community for 2024.

Next meeting scheduled for January (2024) to structure 2025 budget

**V. OLD BUSINESS**

*A. Solar Street Light Test*

*B. Collection Module (Vitch @ 10:59)*

*Motion by Vitch to approve collection module*

*Motion seconded by Jonah Ketola*

*Unanimously Approved*

*Motion approved @ 11:00*

*C. SFWMD/Legal Update (Vitch @ 11:01)*

- *HOA is responsible for enforcing and maintaining ALL conservation easements and maintaining all drainage easements.*
- *Homeowner's and landscapers may not spray herbicides in the conservation easements or immediately adjacent to the conservation easements. Only Aquagenix is licensed to do this.*
- *Remove all encroachments, exotic plants, nuisance plants and ornamental plants that do not have SFWMD approval in writing or by permit; specifically from Environmental Resource Permit personnel.*
- *Email sent to all community members re: SFWMD requirement for the entire community to be surveyed, with specific staking for ALL conservation easements and drainage easements. Thereafter, SFWMD will reinspect the community and make a list of non-compliance issues for remedy. To date these include:*
  - *Encroachments into conservation easements, including plantings that are not allowed*
  - *No herbicide use in conservation easements*
  - *Partial and complete removal of conservation easement native vegetation*
  - *Removal of boundary signs on conservation easements*
  - *Replacement of drainage easements with culverts*
  - *Filling of drainage easements*
  - *Routine inspections and maintenance of ALL drainage easements and conservation easements by the HOA*

**VI. NEW BUSINESS**

*A. Finance Only Contract Proposal from Sandcastle (Vitch)*

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*Motion by Ketola to approve Financial Contract (only)*

*Motion seconded by Michael Vitch*

*Unanimously Approved*

*Motion approved @ 11:18*

*B. Budget Proposal*

*Motion by Vitch to approve Budget Proposal*

*Motion seconded by Jonah Ketola*

*Unanimously Approved*

*Motion approved @ 11:16*

*C. Website Domain (Vitch@ 11:19)*

*riverwindcovehoa.org*

*D. Next Board Meeting (Vitch @ 11:20)*

*January 27, 2024*

*E. Survey Cost Proposals*

*Lutz, Bean, Whitaker (Haley Ward) \$41,000*

*Galdo Group \$12,000 (setting boundaries/setting stakes/conservation/drainage*

*Motion by Ketola to approve Galdo Group*

*Motion seconded by Michael Vitch*

*Unanimously Approved*

*Motion approved @ 11:13*

*Time completion?*

*Requesting survey of entire community*

*Who has jurisdiction on the front drainage of the homeowners' lots?*

*Recommendation to have Army Corp mark lots to have on record.*

*F. Preserve Boundary Signs*

*Board will await approval from Water Management*

*100 signs: \$2,000*

**VII. PUBLIC COMMENT**

How many Facebook subscribers?

How many members to pass vote?

**VIII. NEXT MEETING DATE**

The next monthly Board of Directors meeting will be held January 27, 2024.

**IX. ADJOURNMENT @ 11:33**

Denise Fitzpatrick, Secretary

12/02/23