



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

Zoom Link (Passcode - 077696): <https://us02web.zoom.us/j/86881031366?pwd=RGtXam1BU1RCUnk2Z0QwaUJQVHFmQT09>

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 - 10/28//2023 (attached) and 12/2/2023 (pending)**
- B. Financial Report: Year End 2023: OP \$108,776.87 - RES \$85,396.67
Current (1/21/2024): OP \$143,960.56 - RES \$85,396.67**

IV. Committee Reports

A. ARC:

- Seger - siding / reroof - 16700 Oak Grove**
- Stempel - concrete pad addition to driveway - 16300 Forest Mist**
- Haring - new construction - 16420 Oakview**
- Hinojosa - new construction - 18151 Riverwind**

*****All construction projects must have the ground marked by 811 Sunshine if any digging is to occur (this includes the placement of driveway culverts). Tell them they are searching for electric lines (FPL and RWC street light lines), phone lines and fiber optic lines, so they bring the correct equipment. Front swales must be gently dug by hand, due to the shallow presence of fiber optic cables. If you or your contractors sever a fiber line, or any other utility line, you are responsible for the repair cost with the utility company. All permits must be in ARC files before construction begins, and all permits must be posted on the site in accordance with Lee County code.**

Construction Currently In-Progress:

- Cole - final phases - 16740 Oak Grove
- Stewart - rebar/early block work - 18110 Riverchase
- CO issued to 18041 Riverchase. Will move-in 2/2024.

B. Sales / Welcome Committee:

- 16730 Oak Grove - closed 1/8/2024 (Finney->Harbaugh). Unknown move in date.
- CO issued to 18041 RCC. Will move-in 2/2024.
- 18191 Riverwind - closing 2/2/2024 (Price->Cromer).

C. Budget Committee: 2025 HOA dues will rise 10%

V. Old Business

A. SFWMD / Legal Update:

- Survey completed by The Galido Group 01/09/2024
- Residents may not move or remove boundary survey stakes, or conservation easement and/or drainage easement survey stakes
- 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 maintenance work on their property
- Front swales: if they convey water directly to a surface water drainage structure, must be maintained by the HOA; this is per SFWMD

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

C. Proposed CCR revisions: Article V - Sect 3 (fences) / Sect 10 (vehicles)

Both proposed language revisions are attached to the email sent

VI. New business

- A. Finance Only Contract with Sandcastle - effective 1/1/2024**
- B. HOA Tax Return - received 12/31/2024 year-end Financial Report**
- C. Landscape Contract (2/1/2024-1/31/2025) - Board vote**
- D. Proposed CCR Revisions (attached to email sent)**
- E. Budget Proposal (2025) - Board vote (attached to email sent)**
- F. Set next Board Meeting - suggest 2/24/2024 - Board vote**

VII. Final Public Comments/Questions:

VIII. Adjournment

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