



**Riverwind Cove Homeowners Association
Board of Directors Meeting
April 01, 2024 at 7:00pm
16410 Oakview Circle
or via Zoom:**

<https://us02web.zoom.us/j/84658809984?pwd=eVNFMG9jSkZXc0pBV2tuNVNNV3VvZz09>

Meeting ID: 846 5880 9984 / Password: 394909

- I. CERTIFY QUORUM and CALL TO ORDER: Public Comments/Questions - these will be ongoing throughout topic discussions, instead of holding all comments for the end of the meeting. Comments are limited to three (3) minutes.**
- II. WELCOME + SIGN-IN / PROOF OF NOTICE OF MEETING (sent 03/17/2024)**
- III. BOARD REPORTS**
 - A. Approve Minutes - 02/24/2024 meeting (attached to email)**
 - B. Financial Report - 03/17/2024: OP = \$160,622 / RES = \$77,571. Update on 4/1/2024**
 - C. Aging Report - 03/17/2024: 8 parcels (9.8% of residents) = \$11,578 (9.9% of OP). Update on 4/1/2024**
- IV. COMMITTEE REPORTS**
 - A. ARC:**
Construction Currently Approved and/or In-Progress (ALL permit data as of 03/17/2024):
 - Cole - 16740 Oak Grove - final phases
 - Stewart - 18110 Riverchase - block work / lumber-trusses on site
 - Haring - 16420 Oakview - permit in review
 - Hinojosa - 18151 Riverwind - permit issued - fill dirt started - no construction entrance resulted in road damage; now in place
 - Smith - 18230 Riverchase: 1. roofing - underway
2. windows-doors - permits pending
 - Harbaugh - 16730 Oak Grove - solar - permit in review
 - Stempel - 16300 Forest Mist - driveway side pad completed
 - B. Sales / Welcome Committee:**
 - 16730 Oak Grove - Harbaugh
 - 18041 RCC - Spires

V. OLD BUSINESS

A. SFWMD / Legal Update:

-SFWMD Inspection completed on 02/05/2024. Report pending; if received before 4/1/2024, will update at meeting.

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

***Front swales: if they convey water directly to a surface water drainage structure, they must be maintained by the HOA; this is per SFWMD. **ALL other front swales are the parcel owners responsibility to maintain** - many need to be regraded and many have obstructions of the driveway culverts by sod and deposition of cut vegetation and silt deposition over time.

-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 and the cost will require **Special Assessments**.

B. Community Newsletter - published 03/01/2024. Next publication will be 06/01/2024. Suggestions for additions to the Newsletter?

C. Sandcastle contract termination effective: 05/31/2024. HOA self-managed thereafter. SunBiz data will be changed with the Annual Report to SunBiz. Bank accounts to be opened.

D. New Advisory Committees formed - these are HOA responsibilities

- CCR Compliance Committee - functioning

- SFWMD Compliance Committee - will begin following SFWMD report

VI. NEW BUSINESS

A. Approve 2025 Community Budget (attached to email). Board Vote

B. Approve 10% increase for 2025 HOA fees: HOA Dues = \$1,060 / year + Internet Fees = \$646.55 / year for those 58 homes included in the Bulk Contract. Payments \$1,706.55 if you have QF internet or \$1,060 for each parcel you own otherwise. Expect there will be **Special Assessments** spanning 1-2 years for the SFWMD work needed. **Board Vote**

C. Votes to suspend voting rights - 90+ days in arrears: Lot 65 (NOLA) Board Vote
Lots 3, 4, 5, 15-16, 48, 68 are rapidly approaching 3rd notices, which will be issued at 90 days, and voting rights will be suspended. At 105 days, these cases will automatically be forwarded to attorney for NOLA. Will update payments on 4/1/2024.

D. COMMUNITY VOTE FOR REVISIONS TO GOVERNING DOCUMENTS:

ARTICLE V: USE RESTRICTIONS - Section 3 / Section 10 / Section 14

Limited Proxy form attached to email

E. Next Board Meeting - Saturday, May 4, 11, 18 or 25, 2024. Board Vote

F. Board of Directors Organizational Meeting - the community is welcome to attend

VII. FINAL PUBLIC COMMENTS / QUESTIONS

VIII. ADJOURNMENT

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