

RIVER RIDGE COUNTRY CLUB HOMEOWNERS ASSOCIATION BOARD MEETING

FEBRUARY 21, 2017

CROSSROADS CHURCH ON RIVER RIDGE BLVD.

1. **CALL TO ORDER** - Meeting was called to order at 6:32 PM on the above noted date at Crossroads Church, New Port Richey, Fl. as specified in the notice for the meeting.
2. **DETERMINATION OF A QUORUM** - Present Jackie Pavlich, President, Catherine Blomme, V.P., Frank Lannon, Treasurer, Jill Samu, Secretary, Jim Cataldo, at large. Also present Louis DeSantis, Property Manager.
3. **READ OR WAIVE MINUTES OF JANUARY 10 AND JANUARY 23, 2017.** Motion was made to waive the reading of the minutes. All in favor.
4. **RESIDENT COMMENTS** - Will residents be able to by a membership for the pool? We explained there has not been any contact with M. Boyce. Jim Cataldo explained the two points of contention to homeowners. Topic was discussed at length. Has core of engineers approved the extension of River Ridge? No hard facts stating road will go thru.
5. **PRESIDENT'S REPORT** - We passed our amendment on our rental agreement. Now we need a committee to process this rental policy. Toni McGibbon and Niki Janasch volunteered to work with Frank Lannon on this.

Denny Piszczek has resigned from head of the Gardening Committee. Niki Janasch has agreed to help Denny.

Garage Sale - John Mihalic and Ed Blomme will make sure both gates are open. Sale starts at 9:00 AM on April 8, 2017.

Vinyl fence along the school that runs down the back of Dorian and Emery was pressure washed and growth was trimmed.

The Board will take under advisement whether or not homes will be pressure washed because of the iron abatement. A resident said there is a product you can buy from Ace Hardware on Grand Blvd. It comes in powder form and is called Snowcap. It makes rust stains disappear.

6. **TREASURER'S REPORT** - Frank Lannon was pleased to announce our operating cash balance is approximately \$30,000. Reserve amounts increased \$60,000 in 2016 and have increased by \$5,000 in January to a total of \$82,000. People buying homes in our neighborhood are looking at our financials. Pumps are breaking. The \$4850 in January that did not go to M. Boyce, is going into a special fund for pumps. When the February report comes out, we will

have \$6,800 in this account. The house on Emery that we foreclosed on, owed us a little over \$22,000 and we received all of it. The monies will go into operating cash.

7. **PROPERTY MANAGER'S REPORT** - Louis went on a drive thru with Frank Lannon. He was impressed with our community and how people responded to violation letters. He mentioned that monies due on a foreclosure property are broken down and allocated to individual funds. Example, past due assessments, late fees and association collection fee, interest, and reimbursements for attorney fees and costs.

8. **NEW BUSINESS** - Catherine Blomme explained the upcoming procedure for a staggered board. During the November 2017 annual meeting, five (5) directors will be elected. During the organizational meeting, the newly elected Board members shall elect a majority of the Board, three members, for a term of one year and a minority of the Board, two members, for two years. The individual director term shall be determined by choosing lots after their election to determine the length of their respective term. At the January 2018 Board meeting, the community shall be informed of the term alignment of directors. At the November 2018 annual meeting, three board positions will then be filled for a two year term, thereby returning the Board to a staggered election process. **Motion was made and seconded to approve the process of a staggered board. All in favor.**

9. **OLD BUSINESS** - Jim Cataldo gave his followup on the pond on the 16th fairway. Justin, from the golf course, is treating the pond with a copper chemical. However, the chemical works better when it has rained. The pond will not be dredged as it is too expensive. The pond on 17 fairway has a retention pond and preserve. The preserve is not being maintained. Part of the retention pond is mowed by Pratt and part is mowed by the golf course.

10. **COMMITTEE REPORTS - LSI** -John Mihalic gave his report. Ponds have been treated for February. New well drilling to start next Monday or Tuesday. Having problems with the Aquarius iron removal system. We lease the abatement system so we do not have to pay for repairs. See attached report. **ARC** - Lots 194, 178 and 240 approved for exterior painting. Lot 125 approved for widening driveway and lot 57 for tree removal (not approved as yet). **Social Media** - none. **Welcoming** - Lori Salzman had packets made up for new residents and they were available after meeting.

Meeting adjourned at 7:45 pm. Next meeting March 21, 2017, 6:30 pm at Crossroads Church.

Respectfully submitted,

Jill Samu, Secretary