

RIVER RIDGE COUNTRY CLUB HOMEOWNERS ASSOCIATION BOARD MEETING

JANUARY 19, 2017

TALL PINES CLUBHOUSE 6:00 PM

I. PLEDGE OF ALLEGIANCE

2. **CALL TO ORDER** - Meeting was called to order at 6:04 pm on the above noted date at Tall Pines Clubhouse, New Port Richey, Fl. as specified in the notice for the meeting.

3. **DETERMINATION OF A QUORUM** - Present Jackie Pavlich, President, Jill Samu, Secretary, Frank Lannon, Treasurer, Jim Cataldo, at large. Catherine Blomme, V.P. excused absence. Also present Louis DeSantis, Property Manager.

4. **READ OR WAIVE MINUTES OF NOVEMBER 15, 2016 ANNUAL/BUDGET** - Motion was made to waive the reading of the minutes. All in favor.

5. **RESIDENTS COMMENTS** - Moss taking over pond behind Tee Time (owned by golf course). Mike Boyce will be contacted. Palms hanging on roof of home of new owners. They were told they can contact Pratts or outside company to trim for a fee. The big pond coming into the development needs sprayed. (Owned by golf course) Mike Boyce will be contacted. Future meetings to be held at Crossroads Church on River Ridge Road. Meetings will be once again held on the 3rd Tuesday of the month at 6:00 PM. Question was asked if meetings can be held at 6:30 so working people can attend. The board will address this. Will there be a community garage sale. Board will discuss date.

6. **EXPLANATION OF AGREEMENT** - Jim Cataldo did an excellent job of explaining to residents, month by month what occurred. Then it was open for discussion. Each question was answered to Jim's best ability. Most residents agreed the board made the right decision by discontinuing negotiations. The board is open to hearing from Mike.

7. **PRESIDENT'S REPORT** - Jackie named and thanked all individuals who helped decorate for Christmas. The Board has hired West Coast Well to drill a new well beginning in early February.

Copies of our old agreement can be found on our website.

8. **TREASURER'S REPORT** - Between operating cash and reserves, we have \$100,000. Eighty-five percent (85%) of our expenses are vendor contracts with landscaping being the biggest one. We negotiated the new landscaping contract with Pratts and we have been able to stay within our budget. We have 5 pumps that are 15-17 years old. We have created a new special line item in our budget for pumps. We want to have \$20,000 in this account so

pumps can be replaced when needed. The \$4850 from our January fees (that was earmarked to go to the clubhouse) will go into this budget line item.

The house on Emery with over \$20,000 in back fees has been sold. We should receive shortly the \$20,000.

Starting next month (February) home owners monthly payments must be in by the 10th of the month.

9. **PROPERTY MANAGER** - Continue to call on any issues. Pratts "no trim" list seems to be working.

10.**NEW BUSINESS** - West Coast Drilling was awarded the bid. New well will be drilled 50 feet away from the old one. Cost is \$5085 for drilling and \$1,000-\$1500 to close the old well.

11.**COMMITTEE REPORTS** - **LSI** - See attached report from John Mihalic. **ARC** - 7626 Weston Court, approved for exterior painting and 11451 Tee Time approved for front entrance enclosure. **GARDENING**- no report. **SOCIAL MEDIA** - Barbara Lucas will post our garage sale notice on facebook as she did last year. We did not have to advertise in the paper as she covered many websites for us. **WELCOMING** - we have several new home owners who were in attendance and introduced themselves.

Motion was made and seconded to adjourn the meeting at 7:20 PM.

Respectfully submitted,

Jill Samu, Secretary