

MINUTES - JUNE 20, 2017

RIVER RIDGE COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC. REGULAR BOARD MEETING

PLEDGE OF ALLEGIANCE

- 1. CALL TO ORDER** - The meeting was called to order at 6:00 PM on the above noted date at RR Golf & Contry Club, New Port Richey, Fl. as specified in the notice for the meeting.
- 2. DETERMINATION OF A QUORUM** - Board members introduced themselves. Present Jackie Pavlich, Pres., Frank Lannon, Treas., Jill Samu, Sec., Catherine Blomme, VP., Jim Cataldo, Board Memeber, and also present, Louis DeSantis, our property manager.
- 3. READ OR WAIVE THE READING OF MAY 16, 2017 MINUTES** - Motion was made and seconded to approve and waive the reading of the minutes. All in favor.
- 4. RESIDENT COMMENTS** - Mr. Warneke, who lives at Lot 22, says he has a low pressure irrigation problem and has had it for a few years. John Mihalic addressed the problem. Resident has to come off the main line and Pratts and the irrigation committee have not been able to find the main line. The board needs to discuss this problem and the cost at a workshop meeting.

Ponds on Tee Time look good.

Still have a problem with people not picking up the dog dirt. Jackie to send another blast.

Resident said back wall needs repaired. Board is aware. Jim Cataldo getting quotes.

- 5. PRESIDENT'S REPORT** - New flowers planted at front entrance and mulch has been spread around. Reminder - November is our election month. Please consider running. People elected will decide among themselves regarding a one year or two year term. We are in good shape with our contracts and our Management company. It should be a smooth transition.

Jim Cataldo gave an update on sidewalk cleaning, etc. We have two bids to clean entry walls, gate house, wall by cart path, walls in back and sidewalks. Bids are out now for sidewalk repairs. We have received one and looking for two more. Sidewalks will be repaired first. All sidewalks will be pressure washed. This is a one time deal. Driveway is still owner's responsibility. Hoping to move forward on project in August.

There will be no meeting in July.

John Mihalic gave updates on pumps 3 and 4. The #3 pump will be changed out tomorrow, June 21. Pump #4 is still giving us a problem. We need to change the well. West Coast Drilling will be replacing the well. Sand is clogging up the iron abatement.

Motion made and seconded to approve the spending in the amount of \$1200 to re-bed after new well is put in. (Refer to the motion made at our December 2016 meeting in which we passed the motion for West Coast Well to drill a new well at a cost of \$5058).

The #1 Pump has iron problems. John Mihalic put filters in but there is still sand in the iron abatement system. John received a copy of the iron abatement contract. The board does not have a copy and will review the contract during the next workshop.

6. TREASURER'S REPORT - Operating cash is almost \$68,000 and our reserves are \$109,000. Frank can't express enough how important it is to have a healthy budget. People interested in buying in our neighborhood want to know about our finances. Many houses have been up for sale and sold recently and our finances have a lot to do with their decision to buy in here.

7. PROPERTY MGR'S REPORT - Louis DeSantis said he continues to handle general inquiries on real estate, new buyers, leasing, etc. Board members received packets with financials, and other documents.

8. NEW BUSINESS - None

9. UNFINISHED BUSINESS - Question asked inquiring about the pool. We have not had any contact with Mike Boyce.

10. COMMITTEE REPORTS -

LSI - Report has been given. (See above)

ARCHITECTURAL - Lot 197, enlarge lanai, Lot 123, resurface driveway, 7609 Emory - paint trim, trim approval at 11427 Tee Time.

RENTAL - The board received the final draft. It will be approved in a workshop meeting. Letters will then be sent to all residents along with a copy of the rental agreement.

WELCOMING - None

SOCIAL MEDIA - None

Motion was made and seconded to adjourn the meeting at 6:58 PM. All in favor.

Respectfully submitted by Jill Samu, Secretary