

RIVER RIDGE COUNTRY CLUB HOMEOWNERS ASSOCIATION BOARD MEETING

MARCH 21, 2017

CROSSROADS CHURCH ON RIVER RIDGE ROAD

1. **CALL TO ORDER** - Meeting was called to order at 6:30 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., Jill Samu, Sec. and Louis DeSantis, Property Mgr. Frank Lannon and Jim Cataldo excused.
3. **READ OR WAIVE MINUTES OF FEBRUARY 21, 2017** - Motion was made to waive the reading of the minutes. All in favor.
4. **RESIDENT COMMENT** - A resident expressed his appreciation to our property mgr. for what he does. Several residents said dog dirt is not being picked up. Jackie Pavlich to send out an email blast on this. Concern about an alligator in the 15 and 16th hole pond. The gator will not be removed as long as it doesn't bother anyone. How can rust be removed from homes and driveways? You can buy SNOWPAK from Ace Hardware on Grand Blvd. It's in powder form to be diluted with water and can be applied with a sponge or a sprayer. Pratt's will be mowing tomorrow. Fertilization and weed control schedule is out. Mowing is set for tomorrow, March 22, then April 6th and 20th. May 4th starts the every week mowing.
5. **PRESIDENT'S REPORT** - Everything seems to be running very well. We are disbanding the Gardening Committee and will ask Pratt's to bid on weeding the 6 beds: 4 around the front gate and the 2 at the back gate.
6. **TREASURER'S REPORT** - In Frank Lannon's absence, Jerry Crawford, a member of the finance committee, gave the report. We have \$51,000 in operating cash and our delinquent accounts are down to \$7600. Our HOA is in good shape.
7. **PROPERTY MANAGER'S REPORT** - Louis continues getting phone calls on general issues. We need to make a motion tonight to put a maintenance lien on two properties. SEE ATTACHED REPORT. March inspection was done.
8. **OLD BUSINESS** - Jill Samu reminded residents of the April 8, 2017, community garage sale. She also let everyone know Hospice Thrift Shop will have a truck in our neighborhood starting at 2:00 that day. If you wish to put your leftover items in a pile at the end of the driveway, they will pick them up. An email blast is going out to let you know more.
9. **NEW BUSINESS** - Catherine Blomme asked for a **motion to be made to move forward on the maintenance foreclosure of Lot 49. Motion made and seconded. All in favor.**

Catherine Blomme asked for a **motion to be made to move forward on the maintenance foreclosure of Lot 53. Motion made and seconded. All in favor.**

Motion made and seconded to move forward with sending a letter to resident regarding property maintenance, Lot 79. All in favor.

10. **COMMITTEE REPORTS - LSI** - John Mihalic gave report. West Coast Drilling won bid to drill new well. They came out and did an analysis and decided to install a 40' screen instead of drilling. Screen will filter most of the sand giving us a 50% savings. Regarding the #1 pump - A filter was installed as pump was pumping sand. See attached report.

ARC - 4 applications: Lot 23 - screen in doorway; Lot 162 - exterior paint; Lot 232 - screen in front entry; and the Edward's home - plantings around pool. All had been approved.

RENTAL - Toni McGibbon gave us an update on the work in progress rental policy. After looking at best practices and case laws, the committee now has a rough draft. Policy rules and questions from residents were discussed at length. To the best of our knowledge, we currently have 20 rentals which is 10% of our allowed amount. Policy will be presented to the board at a later date.

FINANCE - No report

WELCOMING - Four packets were given out since last month to new neighbors.

SOCIAL MEDIA - No report

Jackie Pavlich made a signup list for those who are currently not getting the email blasts. A letter is to go out to the homeowner on Dorian Court regarding the picking up of dog dirt as soon as we identify which house and who owns it.

Motion was made and seconded to adjourn the meeting at 7:29 PM. Next meeting is April 18, 2017, 6:30 PM at Crossroad Church.

Respectfully submitted,

Jill Samu, Secretary