

MINUTES - JUNE 18, 2019

HOA BOARD OF DIRECTORS MEETING

RIVER RIDGE CLUBHOUSE

PLEDGE OF ALLEGIANCE

CALL TO ORDER

ESTABLISH A QUORUM - Present Frank Lannon, Pres. Sande Nelson, VP, Larry Chubbuck, Director, Jill Samu, Sec. and Jerry Crawford, Treasurer. Also our new property manager, Ashley Moore.

READ OR WAIVE THE READING OF LAST MONTH'S MINUTES - Motion made and seconded to waive the reading of the May 2019 minutes.

PRESIDENT'S REPORT - Trying to iron out problems with the pool. As a board, we decided to forget the June voucher. Starting in July owners will make their regular monthly payment of \$200.00.

Introduction of Ashley Moore, New Property Manager

Gutters and sidewalks are being cleaned. It is a 3 part process.

Short Court sign - Not installed yet. Larry Chubbuck is going to level sign so you can see Tee Time and Short Court as you round the bend on Tee Time.

Committees - Lots of interest for committees. Regarding the document committee, we as a board don't have the power to change our documents. It has to be done very carefully. A lot of information has to be revamped. In talking to our lawyer, we will need 55% of our owners to say "yes" to all the changes.

Social Director - Linda Goodworth has volunteered to organize some great activities. The first one is going to be a block party. Details have to be worked out, then everyone will know the date, time, etc.

TREASURER'S REPORT - May exceeded budget by \$21,000. Landscape expenses left from 2018 were just paid. That amount was approx. \$10,000. Prime Scape wasn't paid in December due to the lack of work they had done. We were able to recoup \$5,000 and just paid the December bill in May. Irrigation expenses in May went over \$10,000. Our 3-1/2" heads needed changed out to 6" heads. Reserves \$223,000. Late fees \$3,181.00.

PROPERTY MGR'S REPORT - Showed the board the financial report. Gave board copies of the detailed lawn schedule. Irrigation 3rd & 4th week checks. Pool coupons were mailed to homeowners. Recycling is now weekly starting Wednesday, June 1, 2019. No glass. Reminded board about leaving so much money in our checking accounts as you get no return.

Frank explained we are not moving monies to CDs yet as we are looking at roadways to be resurfaced and then we have the reclaimed water project.

NEW BUSINESS - Motion made and seconded to just have Jerry Crawford access to Cinc. All in favor. Proposal from Waterside Environmental for removing shrubs and tree material from around power boxes per WREC request. Frank stated people need to look at their documents. You cannot plant anything in front of the electric box in your yard. The electric company may need to get into the box. If you do plant, they are yours and you need to take care of them.

OLD BUSINESS - Signature from president needed for Florida Irrigation Supply Credit Line. The board made and passed the motion to supply Everton Gordon a line of credit at Florida Irrigation.

COMMITTEE REPORTS - LSI - Larry Chubbuck met with a service tech from our iron abatement company. Pump 1- the tank needs replaced. New tank is ordered. Scheduled to install this Thursday, 6/20/19. Pump 2 - no iron abatement, and is now showing iron. Pump 3 - defective air compressor, changing piping. Pump 4 - new well and iron abatement system was in bypass mode but is now working. Pump 5 - stuck valve, inoperative right now. Larry has ordered an iron testing kit. He is going to set up a spread sheet and check each pump regularly. Rich Foster got 2 quotes for each pump and it would cost \$25,000 per pump and \$5,000 per month to lease the system. As far as our recycled water project, there is no update. Still waiting for Swiftmud to approve the \$230,000 grant. Over 100 sprinkler heads have been changed. Lawns are 4 to 4-1/2" and the heads have been 3-1/2 ". We needed 6" pop-ups! Pump 5 controller-when irrigation personnel go in to test the water, they have pressed the wrong button on the controller. Should be straightened out. Cameras and gates - asking our Gate company for a quote for cameras that can read license plates.

ARC - One application - Lot 186 to reshingle their roof.

COMMENTS - Residents enjoying the pool. Board will get with Dominick from Waterside and decide on flower plantings for entrance.

Meeting adjourned at 7:05 PM.

Respectfully submitted,

Jill Samu