

MINUTES AUGUST 16, 2016

RIVER RIDGE COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC.

REGULAR BOARD MEETING

**PLEDGE OF ALLEGIANCE**

- I. CALL TO ORDER** - President Pavlich called the meeting to order at 6:00 pm on the above noted date, at RR Golf & Country 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, Catherine Blomme, Jill Samu, Frank Lannon, Jim Cataldo and Bob Herchenroder. Property Mgr. Louis DeSantis also present. Absent Gary Goodworth.
- 3. RESIDENT COMMENTS** - Yes, there will be a website that will include minutes of our meetings and other important information. Louis DeSantis feels the website will be up and running by September. Lori Salzman and Jill Samu will be writing articles to include on the website. Some residents unhappy with Pratts lack of weeding and curbing being chipped and cracked by lawnmowers. Residents told to email property mgr and he will relate to Pratts. It was suggested that Jim Ryan from Pratts come to our next monthly meeting. Communication seems to be a problem between the board and community. Website and attending the board meetings will help. Board members' phone numbers were made available. Lengthy discussion followed concerning the cement truck who dumped sand down the storm drain on Dorian. Louis DeSantis will contact the company. Amendments have not passed as yet. Board members are going door to door to collect amendments from those residents who have not sent in their proxys.
- 4. APPROVAL OF JULY 19, JULY 25 AND AUGUST 9TH MINUTES** - Motion was made and seconded to approve the reading of the listed minutes. All in favor.
- 5. PRESIDENT'S REPORT** - Back Gate - Jackie was notified that someone had come to the back gate, walked around the car and opened the gate manually and then left it open when they left. This is the new gate that was just installed. The gate was reconnected the next day by Overhead Door for \$125.00.
- 6. TREASURER'S REPORT** - Frank Lannon stated we have Pratts because in 2015 we had \$118,000 . The new board started with \$4,000 in operating cash and left with \$40,000 in bills we could not pay. Today we have \$39,000 in operating cash and \$52,000 in Reserves. If you take irrigation, fertilizing and mowing, that represents \$171,000 per year. we are saving money with Pratts. We have had continuous

problems with pipes breaking and various irrigation problems from past contract. Frank gave an explanation of our reserves. The hurricane severity has been updated. Reserves are for hurricane damage and also the paving of the roadways. We have \$45,000 in the reserves and need to do alot more work.

**7. PROPERTY MGR'S REPORT** - We are going thru a transition period. Louis tries to get back to callers the same day, but is out on properties a good bit of the time. If residents e-mail him with a problem, he will get back to you as soon as possible. He reminded the residents that the board is volunteer work!

**8. UNFINISHED BUSINESS** - Catherine Blomme spoke to Mike Boyce regarding the amendment. Mike would like to wait until after the September 13, 2016 reconvene meeting when we get the final count. There is no sense going ahead with negotiation talks when we don't know whether the amendment will pass. Lynne Perrine to furnish a list of names of people who don't understand the amendments. The board will be happy to talk with same. Frank Lannon explained to the residents the four (4) amendments. If anyone who sent their amendments in and would like to change any one of their yes or no votes, they may do so up to September 13, 2016.

**9. NEW BUSINESS** - Motion was made and seconded for Jill Samu to order 10 gate openers from Overhead Door.

**10. COMMITTEE REPORTS** - **LSI** - #1 pump has been damaged once again by someone stepping on it. Stepping on the pipe and cracking it may be done by an adult. See attached report from John Mihalic. **ARC** - none; **Garden** - Committee requesting the board approve the purchase of mulch and plants for the front entrance; **Welcoming** - none; **Social Media** - none; **Finance** - none

Special meeting will be September 13, 2016 6:00 PM, and regular board meeting will be September 20, 2016 at 6:00 PM. Meeting was adjourned at 7:10 PM.

Respectfully submitted,

Jill Samu, Secretary