

RIVER RIDGE COUNTRY CLUB HOMEOWNERS ASSOCIATION'S

ANNUAL HOMEOWNERS MEETING

NOVEMBER 15, 2016 @ CLUBHOUSE 6:15 PM

1. **CALL TO ORDER** - Meeting was called 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. **CERTIFYING OF PROXIES & ESTABLISH QUORUM** - We needed 1/10th of total membership for a quorum and that has been met. Each board member introduced themselves. Present, Jackie Pavlich, Pres., Catherine Blomme, VP, Jill Samu, Sec., Frank Lannon, Treas. Jim Cataldo, At Large and Scott from Ameri-Tech also present. Our regular property manager was absent due to surgery.
3. **ESTABLISH PROOF OF NOTICE** - Agreed that has been established.
4. **READ OR WAIVE MINUTES OF LAST MEMBERS' MEETING** - Motion made and seconded to waive the reading of the October 18, 2016 regular board meeting minutes. All in favor.
5. **RESIDENTS COMMENTS** - Can vacated house on Emory Drive be pressure washed by a volunteer. Answer is no - Board waiting for judgment from the court. Will an all new board have to be voted on next year? All would be replaced as terms would be up. The board will address staggered terms with our attorney and Ameri-Tech.

Contract - It is in the attorney's hands. Mike Boyce came back to the board with suggestions and rewrites. Now our attorney is working on our rewrites. We want a contract by the end of December. While specifics can't be discussed, it does look favorable.

Algae buildup on ponds. Bruce Bathurst stated ponds have been sprayed and Jim Cataldo to ask golf course maintenance about trimming trees and cleaning around ponds.

No trim list - A couple of residents said they are getting trimmed even though on the "no trim" list. Jackie Pavlich made note of it and Jim Cataldo will be seeing Jim Ryan from Pratts. Resident on Short Court stating back yard is not getting watered. Board to check this out.

Residents parking 3 and 4 cars in their driveways, blocking sidewalks. Our covenants say a two car garage house means you can have 2 cars...three car garage house means 3 cars. An email blast will go out to all residents. A resident suggested we put up a "no parking" sign after 12 or car will be towed. Board will discuss.

6. **NEW BUSINESS** - Christmas decorating for front entrance will be this Friday at 9:00 am. Volunteers be in clubhouse parking lot.

Jackie Pavlich has a list of violations from the walk thru Louis DeSantis did. Mostly sidewalks and driveways need pressure washed. List was available for anyone to view. Jackie has availability to do e-mail blasts.

Web page is up and running. Anyone who has an article for the newsletter, contact Jill Samu.

7. **COMMITTEE REPORTS - LSI** - John Mihalic gave report for November which is attached with these minutes. **FINANCE** - Frank Lannon reported a cash balance of \$20,000 with almost every bill paid. We have a year to date excess of \$9,000. (applause) Reserve is at \$60,000, Paving Reserve \$49,000, DeFerred Maintenance \$18,000 which may not be enough. In our new budget there is a capital improvement line item set up. **Arc** - Two applications: exterior painting @ 11348 Tee Time and landscaping island at 11530 Lounds Ct. Both applications were approved. **Gardening** - Denny and Everton from the committee purchased plants and mulch for inside front gate and back gate. Name of the plant is Lantana. They are spreaders with colored flowers and resistant to deer. Entrances look nice and Denny would like the board to consider giving her committee additional money for more mulch and replacement plants around the guard shack.

Motion was made and seconded to adjourn the meeting at 7:15 PM. All in favor.

Respectfully submitted,

Jill Samu, Secretary