

MINUTES- SEPTEMBER 20, 2016

RIVER RIDGE COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC.

REGULAR BOARD MEETING

PLEDGE OF ALLEGIANCE

1. CALL TO ORDER - Meeting was called to order at 6:01 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, Pres., Catherine Blomme, VP., Jill Samu, Sec., Jim Cataldo and Bob Herchenroder, at Large. Frank Lannon, Treas. absent. Property Mgr. Lou DeSantis also present.

3. INTRODUCTION OF JIM RYAN (PRATTS LANDSCAPING) - Mr. Ryan recapped what his company has done since starting the first full week of April. Spent the last couple of weeks trying to get caught up due to all the rain. Employee turnover is the hardest thing he deals with. Trimming is done as it has been in the past. If shrubs are round, they are trimmed round. Squares are trimmed square. Beds edged every other week.

Residents were then able to make statements or ask questions. Complaints about shrubs being trimmed with reflectors present. Reflectors need to be placed where they can be seen so workers do not trim. Cleanup after trimming - should be done the same day. Discussion followed regarding "the no trim list" as the trimming process appears to be the biggest problem area. Residents can e-mail the landscaping company at Hello@prattslandscaping.com to be added to the NO TRIM list.

We thanked Jim Ryan for coming, presenting, and answering questions.

Jim Cataldo reiterated that if you plan on adding a tree, shrubs or bed to your landscaping, you must first submit an architectural form for approval.

4. APPROVAL OF AUGUST 16, SEPT 6 AND SEPT 13 MINUTES. Motion made and seconded to approve the minutes as written. All in favor.

5. PRESIDENT'S REPORT - The board is aware of the back wall that was damaged during the storm when a tree fell thru it and put a big hole in the wall. The homeowner has been contacted twice. As long as we have notified him, he has 10 days to respond and fix the problem. If no response, we will have to pay to get the wall repaired and try to recoup from the homeowner. The website should be up and running by the end of the week. The website is Riverridgecc.org. Newsletter is done and will be published on the website. Our four amendments passed. Our annual budget meeting will be held November 15, 2016.

6. TREASURER'S REPORT - In Frank Lannon's absence, Jim Cataldo gave the report. The Finance Committee will start doing rough cuts to next year's budget. Operating cash is \$50,000 and net income is \$14,000.

7. PROPERTY MGR'S REPORT - Only thing to report is the steady flow of e-mails from homeowners regarding landscaping and sprinkler problems.

8. NEW BUSINESS - The board has accepted the resignation of Gary Goodworth due to personal issues. Tonight Bob Herchenroder, who is moving out of our community, turned in his resignation. Motion was made and seconded to accept Bob Herchenroder's resignation.

9. UNFINISHED BUSINESS - Jackie Pavlich asked homeowners how many got the blast about tonight's meeting and Jim Ryan giving a presentation. A signup sheet was passed around for homeowner's e-mail addresses to Ameri-Tech so they can be added for the BLAST!

Catherine Blomme gave the residents an update on the board's earlier meeting today with Mike Boyce. Our proposals were given to him and he seemed very open to our suggestions. Mike said rumors of eliminating the fitness room was probably started by him. In terms of his thinking about the future, he had to come up with ideas to make money had we not passed our amendment to negotiate. Catherine explained that our previous contract held us responsible for all legal fees, monthly fees and building maintenance fees. As we continue our meetings with Mike, we will keep homeowner's updated. We will continue to pay Mike Boyce on a month to month basis. Both sides would like to have a new contract by the end of September but will continue negotiations as long as we are making progress.

10. COMMITTEE REPORTS -LSI - See attached report given to the board. **ARC** - None. **GARDEN** - Committee was notified that the board passed a motion to give the committee \$300 for plants and mulch for various beds. **WELCOMING** - new homeowners introduced themselves and they are Nick DiNacola, 11405 Tee Time Circle and Ron & Sandra Flanery, 11443 Tee Time Circle. **SOCIAL MEDIA** - None. **FINANCE** - none.

Motion was made and seconded to adjourn the meeting at 7:13 pm. Next monthly meeting will be held October 18, 2016 at 6:00 PM at the clubhouse.

Respectfully submitted,

Jill Samu