MINUTES MAY 17, 2016
RIVER RIDGE COUNTRY CLUB HOMEOWNERS' ASSOCIATION, INC.
Regular Board Meeting

PLEDGE OF ALLEGIANCE

Frank Lannon let everyone know Gary Goodworth is out of state taking care of family business and it can be quite some time before he is back home. So the board has appointed Jackie Pavlich as interim President. Gary will continue to be an active board member at large for now.

1. CALL TO ORDER - President Pavlich called the meeting to order at 6:01 PM on the date above noted, at River Ridge Golf & Country Club, New Port Richey, Fl. specified in the notice for the meeting.

2. DETERMINATION OF A QUORUM - Present were board members Pavlich, Lannon, Blomme, Cataldo and Samu. Also present Property Mgr. Jamie Manfred. Catherine Blomme was director at large and has stepped into the Vice President position.

Gloria Jones presented the new River Ridge Country Club flag she bought in memory of her husband Ed Jones.

3. RESIDENT COMMENTS - Resident asked how he can purchase a remote for front gate. Jill Samu has the remotes. The cost is $35 per unit. Mr. Sacco does not want Jim Rushing, SunWest Irrigation, on his property. We will discuss this issue further after meeting.

4. APPROVAL OF APRIL MINUTES - Motion made to approve April 25, 2016 minutes as read. All in favor.

5. PRESIDENT'S REPORT - Still working on bids for fertilization. PHS's contract is up in June so we are obtaining other bids along with PHS's. There will be a Memorial Weekend Pool Party. Golf special, pool party, $10 BBQ buffet, and live music. Signs will be posted on our bulletin boards at the front gate entrance and exit and a broadcast will be sent. You can also visit the website: my riverridge golf club.com.
Pump #1 needs fencing/door put around it. **Motion made and seconded to pay for fencing/door at a cost of $850.00.** All in favor.

6. **TREASURER’S REPORT** - Frank Lannon stated we are trying to change ways we have done business in the last 7 years. We have pumped $73,000 into bad debt. We have two (2) houses in foreclosure now. Our first president owes over $15,000 in maintenance fees. We have three (3) properties that refuse to pay on time. Our lawyers have been notified and they will start the foreclosure process.

**Motion was made and seconded to w/o the $3800 in bad debt.** All in favor.

We want to move our 30 day grace period to 10 days. You should be able to pay your bill on the first of the month. By the time we go thru the current process, we are 6 months down the road and it is hard to recapture monies owed. If a resident hasn't paid their maintenance fees by the 10th of the month and no payment is received by the 30th, and you are still on the list on the 15th of the following month, you will get a pre-lien letter and foreclosure will start in 45 days.

Everyone has a responsibility to take care of their property. We have one property that has been negligent in keeping the outside of their home up to standards. Our lawyers sent a certified letter to the resident. They need to respond in 20 days. If we do not hear anything, we can have the property cleaned up, and put a lien on the house until we receive payment for expenses we accrued.

We will be revising our rental policy. We will have a voting day on September 13, 9am - 6pm. We need 55% or 107 yes votes to pass our items. Proxys will be sent.

**Motion was made and seconded to deny anyone trying to move money out of the reserves and into a different account.** All in favor.

We have $8000 to the good! You can go to One Source and see the delinquencies or amount of cash we have. We encourage people to use it.
7. **PROPERTY MANAGER’S REPORT**- On the 1st of March we owed PHS $17,000. As of today, we only owe them for this month-$4282.50 so we are making progress. Any irrigation problems, contact Jamie and he will get in touch with Jim Rushing and John Mihalic. Call box- If you have a cell phone your numbers will not work so they won't be in the call box. John Mihalic explained how the box works. See attached report for other info.

8. **UNFINISHED BUSINESS** - Motion made and seconded to spend **$561.00 on plantings 3 times a year**. See Pratt’s contract. All in favor. Gardening committee will maintain other areas inside the gate and at the back gate.

9. **NEW BUSINESS** - We are currently a board of 6. We need to go back to having an odd number board. **Motion was made and seconded to appoint Bob Herchenroder to the board as a director at large.** All in favor. Bob accepted and introduced himself.

Jim Cataldo gave an update on meeting with Mike Boyce. He is going to schedule pool parties through out the summer months. Behind 15th green the pond is overgrown. It has been treated and dead debris will be taken out. The hours in the pub are stabilized. The quality of food and the time it takes to serve it was mentioned. Mike suggested if you have an issue with the food, service, etc. go to Brad direct. Mike and company visited Timber Greens to get name of grass seed they are using. Next week will start the overseeding. It is a 60-90 day cycle.

10. **COMMITTEE REPORTS** - **LSI** - John Mihalic recapped the problems encountered this past month. See report. Mr. Sacco wants to clean his own sprinkler heads.

    **ARC** - Lot 34, 7614 Hampton Hills, front yard landscaping approved. Lot 224, 11449 Dampier epoxy driveway approved. Lot 220, 11521 Dampier epoxy driveway approved. We need to make new guidelines for driveways. Lot 160, 11440 Dorian exterior paint approved. Lot 184, Tee Time not approve. Wants to widen driveway 2'4" on both sides. Ground utility would have to be moved and all sprinkler heads on other side of drive
would have to be moved at the owner’s expense. **Motion made and seconded to let any board member initial approval on an arc request if president is not at meeting.** All in favor.

**FINANCE** - The committee will be amending the current budget.

**GARDENING** - Pratt’s bid accepted regarding plantings.

**WELCOMING** - None

**SOCIAL MEDIA** - None

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

Respectfully submitted,

Jill Samu, Secretary