

RIVERSIDE BLUFFS

HOMEOWNERS' ASSOCIATION, INC.

**Board of Directors Meeting
July 30, 2017
6725 riverside Bluffs
Meeting Minutes**

1. Certifying of Quorum-Call to Order

The meeting was called to order at 7:37 p.m. by Adam Bilbao. Board members Susan Heath and Rory Martin were in attendance; therefore, a quorum was established. It was confirmed that the meeting notice was announced on the community website July 10th, and a yard sign placed at the entrance of the community on July 28th.

2. Reading of Minutes

The Board read the previous meeting minutes and provided an overview of the discussions and decision to those in attendance.

3. Financials/Delinquent Accounts

The Treasurer provided an overview of the financials and answered questions for those in attendance. The board discussed refunding overpayments from certain homeowners after the October quarterly assessment.

4. Architectural Committee

Nikita P. attended the meeting as the architectural committee representative. Nikita informed the BOD that he would be taking over as the ACC Chair. The BOD provided background information regarding the previous BOD meeting ACC draft standards discussion, including feedback from the property manager and HOA attorney.

5. Business Items

The board discussed several business items as follows:

Refund Overpayment from Homeowners: Certain homeowners have overpaid their assessments over the last year. BOD discussed refunding the miscellaneous overpayments to homeowner after the 2017 October assessment.

On Motion: Duly made by Susan, second by Rory and carried unanimously.

Resolve: Refund overpayments to homeowners after October quarterly assessment.

Dead Tree Removal in Cul-de-sac: Several trees within the cul-de-sac are dead and in danger of falling due to rot. The BOD sought the assessment by two arborist and tree removal companies. BID #1 from Pete & Ron's Tree Service for \$2,139.80 and BID #2 from Stump Grinding Services for \$1,000.

On Motion: Duly made by Susan, second by Rory and carried unanimously.

Resolve: Approve the removal of the dead trees within the cul-de-sac by Stump Grinding Services for \$1,000.

K Hovnanian Drainage Issues: The homes below the larger retaining wall and adjacent street continue to suffer from drainage issues. K Hovnanian has previously installed drainage at the footer of the retaining wall to remediate the wall not draining sufficient

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water. The irrigation lines for the back zones (cul-de-sac and retention) were broken by K Hovnanian contractors and not repaired immediately. This caused for several trees and bushes to die around the community.

Post installation the drainage issue continues due to various reasons. The two large retaining walls within the community are the Riverside Bluffs Association responsibility. In the summer 2017, K Hovnanian submitted a proposal to the BOD to remedy the front drainage to the 5 homes in question. The proposed drainage is to be installed in the right of way, and would become the maintenance and repair responsibility of the association. The BOD has actively engaged with the developer and K Hovnanian to ensure the issue is mitigated and the association is funded by the builder for reserves and future maintenance expenses for drainage and other items.

Lastly, there are several invoices that are related to the turnover that should have been paid by K Hovnanian not by the HOA.

On Motion: Duly made by Susan, second by Rory and carried unanimously.

Resolve: Utilize the reserve study for submitting a reserve funding amount to K Hovnanian, and submit the invoices from turnover for reimbursement.

Entrance Mulch: The front entrance needs to be mulched. The landscaping contractor provided a \$440 estimate.

On Motion: Duly made by Rory, second by Susan and carried unanimously.

Resolve: Approve the landscaping estimate for replenishing the front entrance mulch.

ACC Standards/Guideline: The BOD discussed the effort to work on the ACC guidelines/standards on a per section basis. The first two sections discussed was fence and paint colors.

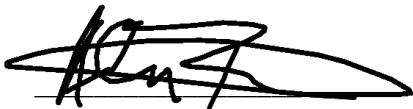
Watson Fence Repair County Reimbursement: The HOA is still pending reimbursement from Hillsborough County for the damage to the Watson fence due to a fallen tree.

Non-resident/Non-visitor Access to the Dock Area: The HOA continues to have non-resident/non-visitor access to the dock area. The BOD and residents discussed several methods to curb access (e.g. postcards on vehicles, police notification, security camera, gate, etc.). The BOD and residents will continue discussing the best option for our community.

6. Adjournment: The next board meeting is Nov 7th after the Annual Members Meeting.

On Motion: Duly made by Susan, second by Rory and carried unanimously.

Resolve: To adjourn the meeting at 8:58 p.m.



Prepared by President