

RIVERSIDE BLUFFS

HOMEOWNERS' ASSOCIATION, INC.

**Annual Member Meeting
October 14, 2021
HCC at The Regent
6437 Watson Road, Riverview, FL 33578**

Meeting Minutes

1. Certifying of Quorum - Call to Order

The meeting was called to order at 6:45 p.m. by President, Adam Bilbao. Jeana Wynja represented McNeil Management. Fourteen owners were present in person and/or via proxy therefore quorum of the membership was established. Timely notice of the meeting was mailed to all owners on September 23, 2021.

2. Minutes

The members present reviewed the Annual meeting minutes dated October 16, 2019 and October 29, 2020.

On Motion: Duly made by Kristin Ottinger, second by Greg Stevens and carried unanimously.

Resolve: To approve the minutes as presented.

3. Unfinished Business: None

4. New Business

Community Update: Adam Bilbao presented. Landscaping enhancements occurred at the front entry monument signs and new lighting installed. Trees were replaced at the front entry and rocks installed in tree ring bed. Dead palm tree removed in county easement. Dock cleanup occurred. Beware of wildlife sign replaced and sign at dock reinstalled. SWFWMD inspection occurred. Hole due to erosion was filled. Developer payout issued to 5 owners to fix drainage at their homesites.

Introduction of Candidates, Discussion and Election of Directors: Three owners nominated themselves from the floor: Ulysses Belmont, Kristin Ottinger, and Nikita Polyakov. The floor was closed to further nominations.

On Motion: Duly made by Adam Bilbao, second by Eric Hargens and carried unanimously by the membership present.

Resolve: To approve the nominees to the board as presented.

5. Adjournment

On Motion: Duly made by Adam Bilbao, second by Kristin Ottinger and carried unanimously.

Resolve: To adjourn the meeting at 6:59 p.m.

APPROVED BY MEMBERSHIP PRESENT ON 10/13/2022

Prepared by Manager on behalf of Secretary