

RIVERSIDE BLUFFS

HOMEOWNERS' ASSOCIATION, INC.

Budget & Board of Directors Meeting
October 14, 2021
HCC – The Regent – 6437 Watson Road, Riverview, FL 33578
Meeting Minutes

1. Call to Order – Certifying of Quorum

The meeting was called to order at 7:00 p.m. by Kristin Ottinger. Directors Nikita Polyakov and Ulysses Belmont were also present therefore a quorum was established. It was confirmed that the meeting notice was mailed to all owners on September 23, 2021. Jeana Wynja represented McNeil Management.

2. Approval of Minutes

The Board reviewed the prior meeting minutes dated October 29, 2020 as prepared by the Manager.

On Motion: Duly made by Nikita, second by Ulysses and carried unanimously.

Resolve: To approve the board meeting minutes as presented.

3. Management Reports & Board Comments

Manager reviewed the financial reports. Eric Hargens advised that signers on the EJ Brokerage account will need to change to the new board members; manager to coordinate.

4. New Business

Officer Positions: The new directors engaged and decided upon the following positions/terms: Nikita Polyakov, President – 3 year term; Kristin Ottinger – Vice President – 2 year term; and Ulysses Belmont – Secretary/Treasurer – 1 year term.

On Motion: Duly made by Kristin, second by Ulysses and carried unanimously.

Resolve: To approve the officer positions/terms as presented.

2022 Budget: The Board reviewed the proposed 2022 budget with an increase of \$15 per year; new quarterly assessment amount to increase from \$290 to \$305.

On Motion: Duly made by Kristin, second by Ulysses and carried unanimously.

Resolve: To approve the 2022 budget as presented.

Preservation of Covenants & Restrictions: Per Florida Statutes, the Board is required to consider preservation of covenants/restrictions from extinguishment under the Marketable Record Title Act (MRTA) at the 30-year mark. The Association is 7 years old, so preservation of the covenants/restrictions is not pressing at this time.

ACC: The board opened the floor to owners for volunteers. No volunteers were presented therefore the Board will serve as the ACC to make decisions on alteration applications.

Meetings: The Board would like to conduct a Board meeting in November; manager to check schedule and communicate with the Board.

5. Homeowner Comments: Discussion regarding retaining walls and drainage.

6. Adjournment

On Motion: Duly made by Kristin, second by Ulysses and carried unanimously.

Resolve: To adjourn the meeting at 7:35 p.m.

BOARD APPROVED ON 11/04/2021

Prepared by Manager on behalf of Secretary