

RIVERSIDE BLUFFS

HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Meeting November 4, 2021 Via Zoom Meeting Minutes

1. Call to Order – Certifying of Quorum

The meeting was called to order at 6:32 p.m. by Vice President Kristin Ottinger. Nikita Polyakov, President and Ulysses Belmont, Secretary/Treasurer were also present therefore a quorum was established. It was confirmed that the meeting notice was timely posted. Jeana Wynja represented McNeil Management.

2. Approval of Minutes

The Board reviewed the prior meeting minutes dated October 14, 2021 as prepared by the Manager.

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

Resolve: To approve the board meeting minutes as presented.

3. Management Reports & Board Comments

Manager reviewed the financial reports from September-2021. Board members to contact Eric Hargens with EJ Brokerage to update signers on the account. The Board discussed and concluded to solicit volunteers to serve on the ACC Committee and seek interest for volunteers to form a Social Committee via a Community Update which will be mailed to all owners with the assessment notices at the end of November.

4. New Business

Website: The board was presented with a proposal from Dehart Webdesigns and informed that Expressly Written also designs/manages HOA websites for about the same fee. The initial one-time setup fee for Dehart Webdesigns is \$350 and the annual maintenance is \$599 per year. Nikita suggested the url as www.RSBHOA.com.

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

Resolve: To approve the proposal from Dehart Webdesigns as presented.

Panorama Tree Service proposal: The Board was presented with a proposal from Panorama to clean up some maple trees, remove 2 dead maple trees and remove a large dead oak tree near the dock area. The Board decided to table a decision at this time until after they meet with Susan Haddock from University of Florida Extension Office (the expert of all things Florida Landscaping).

Pest control and fertilization/landscaping pest control: The Board was presented with a proposal for pest control service from Bee Green. Kristin will reach out to the vendor regarding better pricing. She will also ask them if they can perform fertilization/landscaping pest control too. Greener Cuts will engage Green Solutions to see if they can offer pest control as well. Comparable proposals from Bee Green and Green Solutions will be reviewed at the next board meeting.

Removal of dead invasive plant material – drainage pond: The Board was presented with a proposal from Greener Cuts for \$200 to remove a small portion of dead invasive plant material that is near the pond outflow. Removal of the plant material will help with water flow in the pond.

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

Resolve: To approve the proposal from Greener Cuts as presented.

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Rocks and landscaping: The Board was presented with a proposal to move rocks from around some of the trees at the front entry, to the ground around the viburnum bushes along the pathway to the pond to control erosion. Nikita stated that he would like to meet with Greener Cuts to discuss some improvements to the front entry. Manager to provide contact information for Greener Cuts/Sara to Nikita. Kristin added that she likes the choice of rocks at the front entry.

2022 Board Meetings: The Board determined to conduct quarterly Board meetings, three via Zoom, and one, the Annual meeting, in person in October 2022 at HCC – The Regent.

- 5. Homeowner Comments:** Clarification was provided regarding ACC nominees. Nikita discussed the new lighting at the front entry walls. Discussion regarding changing the irrigation timer to 4am or 5am instead of at night. Discussion regarding grading of county sidewalks.

- 6. Adjournment**

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

Resolve: To adjourn the meeting at 7:52 p.m.

APPROVED BY BOARD 1/19/2022

Prepared by Manager on behalf of Secretary