

RIVERSIDE BLUFFS

HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Meeting January 19, 2022 Via Zoom Meeting Minutes

1. Call to Order – Certifying of Quorum

The meeting was called to order at 6:31 p.m. by President Nikita Polyakov. Kristin Ottinger, Vice 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 November 4, 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 & Committee Updates

Manager reviewed the reports from December-2021. Manager indicated that the 2022 Assessment & Budget Notice, board memo and meeting schedule was mailed to all owners on November 30, 2021.

Architectural Control Committee: All architectural requests are current. Three owners have expressed an interest in serving on the Architectural Control Committee: Jordan Ewud, Chafik Abdellaoui and Tad Wentzell.

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

Resolve: To approve the new members to the ACC as presented.

Social Committee: Shannon Fields has been updating the Facebook page with Association events. Board requested that new website mirror event postings on Facebook. Board to send events to manager and manager will send to webmaster.

4. Former Business

EJ Brokerage Account: Informed that paperwork is all set. Completed.

Bank Resolution: Requires 1 more board member's signature; Nikita to stop by the management office to sign.

Meeting with Susan Haddock w/UF Extension Office: Nikita is working to setup a date/time for Susan to visit the community to discuss tree health and common area landscaping throughout the community.

Pest Control: Kristin shared information from Bee Green. Kristin will send bid to Board. Tabled discussion until more information can be gathered.

Retention Pond: Association paid Greener Cuts \$200 to remove debris around inlet, however, more needs to be removed. The Board would like proposals from other vendors; manager to gather. It was suggested to obtain before/after photos when work is completed.

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Front Entry improvements:

Landscaping: Nikita met with Greener Cuts regarding front entry improvements and mitigation effort to reduce erosion near viburnum bushes in back entry of walking trail. Two proposals were presented. Board decided to table until after meeting with Susan Haddock and to possibly engage another vendor for a proposal.

Monument Wall Lights: Nikita received proposal from Island Breeze Electrical to upgrade the lights. He stated that some of the current lights are broken and green color light is not functioning properly. The Board discussed and decided that the current lights need to be fixed and to consider upgrade at another time.

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

Resolve: To approve the action to fix t the current lights fixed that are broken.

5. New Business

De-activate former website: Nikita to arrange with Adam.

Landscaping maintenance proposals: Tabled.

Dock maintenance: Ulysses indicated that the dock needs to be repainted soon. Tabled.

Workers compensation insurance policy: The Board is considering a policy to cover volunteers to perform various tasks within the community, and if there are enough volunteers to warrant the policy. Manager to obtain clarification with insurance broker regarding documentation of volunteer's names. Tabled.

Attorney opinion: Obtaining proposal from attorney for an opinion letter regarding volunteers performing various tasks within the community and risks associated.

Director Comments: Board will discuss stucco issue on two-story homes at next board meeting. Board discussed reserve study and savings and current gap-deficiency. The Board extended a thank you to the new Architectural Control Committee for willingness to serve. Nikita indicated that the monument signs need to be cleaned; manager to engage pressure washing vendor.

- 6. Homeowner Comments:** Owner has been advised by an attorney to not mitigate 2nd story stucco at this time, and to preserve until settled with the builder. Discussion regarding 5 homes fixing drainage issue behind their homes and impact to other owners.

7. Adjournment

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

Resolve: To adjourn the meeting at 7:57 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON 4/20/2022

Prepared by Manager on behalf of Secretary