

RIVERSIDE BLUFFS

HOMEOWNERS' ASSOCIATION, INC.

Budget & Board of Directors Meeting

July 18, 2022

Via Zoom

Meeting Minutes

1. Call to Order – Certifying of Quorum

The meeting was called to order at 6:33 p.m. by President Nikita Polyakov. Kristin Ottinger, Vice President and Ulysses Belmont, Secretary/Treasurer was 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

Minutes from April-2022 will be approved at the next board meeting.

3. Management Reports & Committee Updates

Manager reviewed the reports from June 2022. Notice of the Budget Meeting was mailed to all owners on June 27, 2022. The Spring Newsletter was mailed on April 25, 2022 to all owners.

Architectural Control Committee: Chafik asked for a report of any pending applications; manager to provide. Manager to also inform about portal use instructions and who is the committee liaison, who gives final decision on applications.

Social Committee: Committee is active and is planning events, and possible newsletter soon to include information about access to the community's reserve study from the website.

4. Former Business

Meeting with Susan Haddock – UF Extension Office: Nikita provided update. Met with Susan Haddock. She provided guidance regarding care for oak trees. Board will prioritize trees to be trimmed and engage certified arborists for proposals. The Board also discussed possibly undertaking tree trimming of trees in easement in front of homes for uniformity purposes. Nikita asked about weeds and spraying for weeds is covered in the Bee Green contract. Nikita would like to meet with Greener Cuts, Bee Green, and certified tree arborists; manager will arrange.

Monument wall colors: Nikita provided the following colors: Monument – Portabello SW 6102, Trim - Pure White SW 7006, Light Blue Accent – Major Blue SW 6795, Dark Blue Accent – Jay Blue SW 6797. Sign will be painted soon by the handyman.

5. New Business

2023 Budget: The Board reviewed the proposed budget and decided to reduce the pooled reserves to be collected from \$21,600 to \$20,600 to align with the reserve study. Board would like to insert a letter to owners when approved budget/assessment notice is mailed at the end of November.

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

Resolve: To approve the 2023 Budget with adjustment to pooled reserves as presented.

Gate to block river access: The Board received proposal for commercial grade aluminum fence which would be installed in between the 2 homes at beginning of trail to river. Proposed with key access. Nikita would like a battery-operated simplex keypad access. Manager to reach out to vendor for quote change.

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Retention wall responsibility: Association's attorney performed review of the Declaration and concluded that owners are responsible routine cleaning, and the Association is responsible for structural repairs. The Board would like an article in the newsletter about owners to report need for structural repairs to management.

6. **Director Comments:** Camera installed near river. Ulysses monitors.

7. **Homeowner Comments:** General comments regarding topics discussed.

8. **Adjournment**

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

Resolve: To adjourn the meeting at 8:01 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON 10/13/2022

Prepared by Manager on behalf of Secretary