

RIVERSIDE BLUFFS

HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Meeting October 13, 2022 Meeting Minutes

1. Call to Order – Certifying of Quorum

The meeting was called to order at 6:06 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 mailed on September 22, 2022. Jeana Wynja represented McNeil Management.

2. Approval of Minutes

The Board reviewed the prior meeting minutes dated April 20, 2022 and July 18, 2022 as prepared by the Manager.

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

Resolve: To approve the board meeting minutes as presented.

3. Management Reports & Committee Updates

Manager reviewed the reports from September-2022.

Architectural Control Committee: All applications are current.

Social Committee: The Fall Newsletter was mailed on October 5, 2022. Community garage sale occurred on October 8, 2022.

4. New Business

Preservation of the Covenants and Restrictions: Per Florida Statutes, the Board is required to annually consider the filing of a notice to preserve the covenants / restrictions affecting the community from extinguishment under Marketable Record Title Act (MRTA) at the 30-year mark. The Association is 8 years-old so preservation is not a pressing concern at this time. The Board will need to have a meaningful conversation with the Association's attorney regarding preservation of the documents when the community comes closer to the 30-year mark.

Landscaping: Nikita presented. Rocks from front entry tree beds were moved to the back walking path shrub area. Edging was removed around the front entry trees. Awaiting proposal to stake leaning trees on common area and mulch around trees at front entry. Discussion regarding landscaping debris in cul-de-sac and to wait/see if County removes within next 60 days. Watson Road trees were discussed; half of the trees are dead and need to be removed; County easement. Proposals for tree trimming/removal events for Association trees were discussed and tabled at this time.

5. **Director Comments:** Discussion regarding landscaping.

6. **Homeowner Comments:** Owners tabled comments until the Annual Meeting.

7. Adjournment

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

Resolve: To adjourn the meeting at 6:30 p.m.

APPROVED BY THE BOARD OF DIRECTORS 1/16/2023

Prepared by Manager on behalf of Secretary