

MINUTES OF THE BOARD OF DIRECTORS OF RIVER HARBOR WEST ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT

A continued meeting of the Board of Directors of River Harbor West Owners Association, Inc. was held at the RHW Clubhouse on March 16<sup>th</sup> at 7:30PM. The meeting was continued from the February 23, 2016 meeting due to a threeway tie for the fourth and fifth Board position. A run off election was to be arranged.

The meeting was called to order by C & S, representative, Betsy Davis. CAM, Betsy Davis kept the minutes until such time as the incoming board elected its board to Board Positions.

Notice of the meeting was made to all parties and notice was posted on the Association grounds.

In attendance: Adrian Rosati, Bill Meek, Randy West, Lisa Burgess, Tina West and C & S representative, Betsy Davis.

Tim Manvilla	President	(Present)
Bill Nicholson	Vice President	(Present)
Rick Horton	Director	(Present)
Milan Popovich	Secretary	(Present)

The Directors present constituted a quorum.

It was announced that past Board of Directors Tim Manvilla would be moving, as such withdrew from consideration. The run off election is no longer needed and Rick Horton and Lisa Burgess will be on the Board. After making this announcement Tim Manvilla excused himself from the meeting.

A motion was made by Lisa Burgess, and duly seconded to have Milan Popovich serve as President of the RHW, Board of Directors. The motion passed. In favor: Lisa Burgess, Tina West, Bill Nicholson and Rick Horton. Opposed: None

A motion was made by Milan Popovich, and duly seconded to have Tina West serve as Vice President of the RHW Board of Directors. The

motion passed. In favor: Milan Popovich, Lisa Burgess, Bill Nicholson and Rick Horton. Opposed: None

A motion was made by Lisa Burgess, and duly seconded to have Bill Nicholson serve as Treasurer of the RHW Board of Directors. The motion passed. In favor: Lisa Burgess, Milan Popovich, Tina West and Rick Horton. Opposed: None

A motion was made by Milan Popovich, and duly seconded to have Lisa Burgess serve as Secretary of the RHW Board of Directors and Rick Horton serve at large. The motion passed. In favor: Milan Popovich, Tina West, Bill Nicholson. Opposed: None

Rick Horton made a motion to close the annual meeting. Meeting was closed at 8:15PM.

March 16, 2017. A meeting of the Board of Directors of River Harbor West Owners Association, Inc. was held at the RHW Clubhouse on March 16<sup>th</sup> at 8:15 PM.

Milan Popovich	President	(Present)
Tina West	Vice President	(Present)
Bill Nicholson	Treasurer	(Present)
Lisa Burgess	Secretary	(Present)
Rick Horton	Director	(Present)

The Directors present constituted a quorum.

In attendance: Adrian Rosati, Randy West, Bill Meek.

Old Business:

Adrian Rosati asked if there are any open issues that the new BOD needs to be aware of.

The new BOD retained 3 Directors so a smooth transition is anticipated and any open issues will continue to be addressed.

Open issues mentioned are:

- Water shut off valves on 88<sup>th</sup> and 21<sup>st</sup> streets either cannot be located or are seized. (this became a concern during the recent pipe leak in front of the Zabin residence)
  - It was mentioned that there was a prior depression due to pipe failure by the Taft house. Repairs were made.
- Transfer of dock ownership from the developer to RHW HOA. The document was prepared by RHW attorney and signed by RHW past BOD. It now needs to be signed by the developer and filed accordingly with Manatee County.
- Prior BOD members who were reelected to the current BOD, Bill Nicholson, Rick Horton and Milan Popovich agreed to provide a report of open issues to C & S, Betsy Davis.
- Confirmation is needed that the underwater land lease was renewed

New Business:

- C & S Management Services transition from HBPM
  - Current HOA dues are paid to Cadence Bank this will not be disrupted as C & S also uses Cadence Bank. Betsy will contact them to advise RHW Is now using C & S to ensure payments are properly recorded. The old envelopes and mailing labels can continue to be used when mailing in payment. The only change you can make is C/O C & S in lieu of HBPM.
  - Betsy from C & S will send out a welcome letter to RHW residents and will include payment information in the letter. Also included will be a form for community members to fill out indicating if they wish to be included in a community directory.
  - The BOD will meet with Betsy on Thursday, March 23<sup>rd</sup> at 9AM at the RHW Clubhouse to complete a walk through of the property and note the condition of our community to enable the BOD to anticipate and prepare for future expenditures.
  - It was reported that to date C & S has received minimal information from HBPM after contacting them via email. Betsy will reach out again with an official request to which they must respond in a reasonable time frame.

- BOD in conjunction with C & S will create a RHW vendor list
  - C & S, Betsy to bring signature cards to next meeting to have BOD sign.
  - C & S will email accounts payable invoices to RHW Treasurer, Bill Nicholson and cc VP, Tina West thus providing virtual notice before issuing checks from RHW. Bill will check a box to approve of check issuance.
  - If BOD or committee chair has receipts (for approved items)for reimbursement they are to submit to Bill Nicholson, RHW Treasurer. Receipts can be delivered to or scanned and emailed to C & S.
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- The next BOD meeting will be held on Thursday, April 27<sup>th</sup> at 7:30PM in the RHW, Clubhouse. It is the BOD intention to schedule meetings on the third Thursday of the month when possible for continuity. In the event a member of the BOD cannot attend in person they will arrange to attend via Skype/other if possible.

A motion was made to adjourn and duly seconded. The meeting was adjourned at 8:28PM.

Respectfully submitted,  
Lisa Burgess  
Secretary