

MINUTES OF THE BOARD OF DIRECTORS OF RIVER HARBOR
WEST OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION
NOT FOR PROFIT
Thursday, April 27th, 2017

1. **Call to Order** : President Milan Popovich called meeting to order at 7:30PM
2. **Proof of Due Notice**: Notice of the meeting was made to all parties and notice was posted on the Association grounds.
3. **Determination of a Quorum**: The Directors present constituted a quorum.

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

Betsy Davis, C & S Community Management and 6 Residents of RHW were present. Director, Rick Horton was not present as he was out of town.

4. **Approval of any prior meeting minutes**: Bill Nicholson moved to approve the Minutes dated March 16th, 2017 and cont. meeting from February 23rd 2017 as presented. Tina West duly seconded the motion. The motion carried 4-0.
5. **Treasurer's Report** , Bill Nicholson reports reserves for February of \$106,647,13 and March \$114,906.00. Electricity with the new pool heater was \$348.40 which is an increase of approx. \$40.00 since the heater was installed and put to use. There is currently approximately \$1400.00 going into reserves month to month. There are invoices from March still to be paid. Lisa Burgess moved to approve the financial report as presented. Tina West duly seconded the motion. The motion carried 4-0.
6. **Old Business**:
 - a. RHW Water shut off valves update: C & S Management brought 2 plumbers out to review our water shut off valves. Both plumbers advised it was the responsibility of Manatee County. Betsy has called Manatee County to request the valves be exercised or replaced. Betsy will continue to follow up with Manatee County until this is completed. Discussion followed. There are believed to be three valves. Tim and Jane Strzelczyk will ask Paul Curtis who used to live in RHW as early as 1983 and report back.

- b. The transition from HBPM to C & S, Management is ongoing. Betsy, C & S went to HBPM on April 21st to pick up records to find they were not ready to transfer (offered Betsy documents in boxes) She said no and requested invoices and ledgers ASAP. Betsy was able to pick up invoices later that afternoon and will pick up ledgers on April 28th at 1:30. Jane Strzelczyk offered to send HOA documents in PDF form to Betsy at C & S and BOD.
- c. Check signing and signature cards to be signed by BOD so they can take over signing all checks for accounts payable
- d. Update on the transfer of association common elements from Developer Allen Bazy to RHW Owners Association- Efforts were made to have title transferred to the RHW association; however at this time Mr. Bazy has not signed the documents that the association had prepared. Bill Nicholson advised Mr. Bazy's son appears to be the gatekeeper and does not seem inclined to have his father sign the documents at this time. Lisa Burgess advised that she located minutes dated April 2, 1998 indicating a Final Summary Judgment was received and recorded; however, County records search show that may have been withdrawn. Additionally RHW Owners Association minutes dated August 3, 1988 pg.2 #7 states Allen Bazy explained that in order to turn control over to the owners, he was advised that an agreement had to be reached with the homeowners prior to turning over control. Lisa Burgess advised she had records from her research if anyone would like to review, **Bill Nicholson moved to seek outside counsel regarding this matter with Lisa Burgess making the contact with counsel. Tina West duly seconded the motion. The motion carried 4-0.** prior RHW residents regarding to see if anyone has any recollection of a Settlement being made with Bazy developer and RHW Association. Adrian Rosati stated there is some urgency in this matter as Mr. Bazy is getting older and we would rather deal with him than his Estate.
- e. Update on the Underwater Land Lease- Betsy has learned that there should have been monies paid to the State of FL when a home was sold and had a boat slip assigned. The current concern is the upcoming sale of the Manvilla residence. Lisa Burgess asks do we have a duty now that we are aware of this issue to collect funds? Adrian Rosati states that this was brought up to HBPM and he was told this was a Limited Common Element. If anything is found to be in arrears he does not want to be part of having to pay for it. He further stated that he has asked question and been told wrong information. Milan Popovich advised his position is noted and the prior management company is no longer here and we will go from this point on to find out how to properly proceed.

- f. The walk through inspection of RHW grounds with Betsy, C & S occurred on March 23rd, 2017. Betsy advised she would do this monthly and check for safety issues in the common areas. Milan Popovich advised we are considering hiring a home inspector to give us a report of the condition of the clubhouse and dock areas. Tina West contacted two Home Inspectors for estimates and the cost ranged from \$350.00 to \$450.00 for a visual inspection. It was suggested that a contractor should perform the inspection. **Milan Popovich moved to hire a contractor to perform the inspection of the Clubhouse and dock at a cost cap of \$1000.00. He asked the motion be amended to a cost cap of \$500.00. Bill Nicholson duly seconded the motion. The motion passed 4-0.** Tina West to proceed with procuring a contractor to inspect the Clubhouse and Dock.

7. New Business:

- a. There is a Vacancy on the ARC, 2 residents indicated a willingness to assume the role. Carolyn Nicholson and Jane Strzelczyk have volunteered to serve. The current ARC members are: Margie Rosati, Scott Bassett, Christine Burke, Nicole Rodhouse, Becky Horton and Vicki Grogan. The ARC can only have 7 members as such **Milan Popovich moved to contact the current members and ask if they wish to continue to serve. Margie Rosati will serve as Interim Chair of the ARC. Bill Nicholson duly seconded the motion. The motion passed 4-0.**
- b. ARC Review Process needs revision. A new ARC form was presented. Margie Rosati and Lisa Burgess advised that the new form was discussed at the last ARC meeting and all were in agreement that a new form and more streamlined process is needed. **Tina West moved to accept the new ARC form as presented. Bill Nicholson duly seconded the motion. The motion passed 4-0.**
- c. C & S Website is forthcoming. Betsy is in the process of entering all necessary information at this time. In the interest of transparency Residents will be able to review the budget and financial dealings of their Association. Lisa Burgess to contact Vicki Gipson Grogan and ask her permission to add a link to the RHW website she created for the community.
- d. Committees. Lisa Burgess suggests we reinstate the Landscape and social committees. **Milan Popovich moved to reinstate the RHW Landscape Committee - to meet at its own discretion, establish process and present recommendations and budget for**

improvements to enhance our community and appoint the following volunteers: Peggy Meek, Adrian Rosati, Pam Colburne and Tim Strzelczyk. Lisa Burgess duly seconded the motion. The motion passed 4-0. Lisa Burgess Moved to appoint Tim Strzelczyk as chair of the landscape committee. Tina West duly seconded the motion. The motion passed 4-0. No volunteers stepped forward to volunteer for a Social Committee at this time.

- e. The budgets for 2017 needs to be reviewed by the BOD as to what monies are currently budgeted for community maintenance. This will be deferred until the next meeting as we are awaiting the Association documents transfer from HBPM.
- f. Community input as to how we can better RHW. Milan Popovich would like to ask the community for their top 3 things for consideration. He will prepare and handle a survey possibly via Survey Monkey.
- g. Mr. Meeks inquired about the depression at the South entryway. He advised he got an estimate from an engineer regarding repair.
- h. The next BOD meeting is scheduled for Thursday, May 18, 2017.

8. Adjournment: There being no further business before the Board of Directors, **Bill Nicholson moved to adjourn, The motion was duly seconded by Tina West. The motion carried 4-0 and the meeting adjourned.**

Meeting Minutes Prepared By River Harbor West Condominium Assn., Inc.

Respectfully Submitted,

Lisa Burgess
Association Secretary

