

MINUTES OF THE BOARD OF DIRECTORS OF RIVER HARBOR
WEST OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION
NOT FOR PROFIT
Thursday, September 21, 2017

1. **Call to Order:** Vice President Tina West 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	(appeared by phone)
Tina West	Vice President	(Present)
Bill Nicholson	Treasurer	(Present)
Lisa Burgess	Secretary	(Present)
Rick Horton	Director	(Absent)

Seven Residents of RHW were present.

4. **Approval of any prior meeting minutes:** Bill Nicholson moved to approve the Minutes dated July 27, 2017 and was duly seconded. The motion carried 4-0.
5. **Treasurer's Report,** Bill Nicholson reports August operating funds of \$19,215.47 the reserve account funds of \$102,323.91. Milan Popovich moved to approve the financial report as presented and was duly seconded. The motion carried 4-0.
6. **Old Business:**
 - a. RHW Water shut off valves update: Betsy C & S Management has contacted the county numerous times. She will contact again next week.
 - b. Drainage repairs at or in front of 2406 and 1303 89TH St NW: We currently have 2 estimates for the work at the North End and 1 estimate for the work at 2406 89th. Lisa Burgess moved to approve \$7000.00 for repairs to the drainage pipes and road and determine a vendor once the last estimates come in. Motion was duly seconded and the motion carried 4-0.
 - c. Trimming of West side of RHW bordering the Azinger property: The work was completed by Teco's Tree and residents have advised they are pleased with the job done.
 - d. Palm Tree Trimming: Affordable Palm was contracted to trim the community palm trees they began work before Hurricane Irma; however, with storm debris clean up will be delayed on their return to RHW. Betsy is reaching out to determine when they will return to RHW.
 - e. Repairs to clubhouse: Miller Electric completed all the work detailed in the inspection report. They are currently awaiting delivery of dock

lights for replacement. Additional lights were damaged during Hurricane Irma and were added to the work order. The BOD is in the process of obtaining quotes for additional clubhouse repairs and updates.

- f. Patio Furniture: New commercial grade patio furniture was ordered through Windward Designs and we anticipate a 10/3 delivery. The lounge chairs will be higher and colors are in a neutral pallet to blend wit the newer furniture that will remain on property. We are looking to donate the old furniture.
- g. Cable Contract: To cancel cable for the community a special vote would be needed. As a large percentage of the community has spectrum and time is limited before the contract auto renews for a 5 year term Spectrum offered a new contract of 3 years with a higher level of service and additional channels (139) to RHW. One free cable box and 1mbp Internet service. Bill Nicholson moved to approve the new contract as presented and was duly seconded. The motion carried 4-0.
- h. Legal Fees: The bill came in at \$571.70 for Bob Hendrickson, attorney with Harrison and Kirkland for the work on the common area ownership.

7. New Business

- a. Storm cleanup: RHW neighbors pitched in to clean up storm debris and it was great to see everyone working together before and after the storm. We are awaiting county pick up of storm debris. The upstairs clubhouse had water in it, which was cleaned up in a timely manner.
- b. Insurance Liability Policy: The new policy requires no swimming no diving signs be posted on dock. Signs have been ordered and will be picked up tomorrow. Having all policies with Boyd Insurance allows for better oversight.
- c. Notification to residences regarding unpaid balances- There are some small-unpaid balances due by residents from \$3. To \$180.00 one of which was from a prior owner who has since sold their home and the balance was not collected at closing/property transfer. A motion was made by Lisa Burgess to write off the \$185 balance and was duly seconded. The motion passed 3-0.
- d. 2404 89th ST NW Fence: a work order was submitted to Joe at C and S. The homeowner to be billed for the repair.

- 8. Adjournment:** A motion was made by Bill Nicholson, and duly seconded; to adjourn. The motion passed. 4-0. Meeting adjourned at 8:45 PM.

Respectfully submitted,
Lisa Burgess
RHW BOD, Secretary

DRAFT