

RIVER HARBOR WEST OWNERS ASSOCIATION INC.

NOTICE IS HEREBY GIVEN that the Board of Directors meeting will be held at the date, time and place posted below:

DATE: Tuesday November 4, 2019
PLACE: RHW CLUBHOUSE at 6:30pm
APPROVED MINUTES

Call the meeting to order and show proof of notice- Jane called the meeting to order at 6:30pm. The agenda and draft 2020 budget were mailed to all members 14 days in advance sign was posted at the entrance 48 hours in advance.

Determination of a quorum- President; Jane Strzelczyk, Vice President; Steve Rodhouse Treasurer; Peggy Meek, Secretary; Scott Bassett and Director; Michael Cohen was present for a quorum.

Approval of the Previous Minutes – **MOTION** made by Jane, seconded by Scott to approve the October 7, 2019 board meeting minutes as presented. **MOTION** passed unanimously.

Presidents Report-The website is www.riverharborwestfl.com

Treasurers Report- None.

Management Action Items-

- Lighting at 88th entrance and to locate the lamp posts timer. Nicole has contacted Miller Electric.

Unfinished Business-

- **Pilings**
 - Project was approved. Pending scheduling.
- **Community Water Valves**
 - Nicole will reach out for a quote to install a bypass pipe for the community to control.
- **Miller Electric**
 - Nicole will confirm the location of the timer. The community lights are working. The quote for the installation of a lamp
 - post is still pending.
- **Seal Coating Roads**- Felton is approved. Pending scheduling.
- **Tennis Courts Survey**
 - The survey was emailed to owners. The survey results reflected most members are interested in either to re-purpose to basketball / pickleball or remove and sod the area. Options were discussed. Priority list for reserve assets were also discussed. **MOTION** made Jane, seconded by Peggy to send a vote to the community asking the membership to vote in favor of removing the tennis court for now with the intent to add amenities to be determined (Option A, Option B). **MOTION** passed unanimously.
- **Boat Slip Assignments**
 - The board reviewed the legal opinion obtained. **MOTION** made by Scott, seconded by Michael to propose the amendment to the declaration. The attorney will draft the proposed amendment as outlined. **MOTION** passed unanimously.

New Business-

- **2020 Budget**- **MOTION** made by Jane, seconded by Scott to approve the 2020 budget as presented. **MOTION** passed unanimously.
- **2520**- improvements are underway.

- **Sales / Lease Application, page #5-** MOTION made by Scott, seconded by Steve to remove the 10day listed on the application and change the sentence as read aloud by Michael. MOTION passed unanimously.
- **Update the Community Rules to Match the Posted Signs-** MOTION made by Jane, seconded by Peggy to approve the changes as presented. MOTION passed unanimously.
- **AC is not working in the clubhouse-** Nicole will call for service.

Next Meeting Date- TBD

Adjournment- With no further business to discuss, Jane adjourned the meeting at 7:45pm.

Prepared by:

Nicole Banks, CAM for the Board of Directors