

RIVER HARBOR WEST ASSOCIATION, INC.

DATE: Monday, July 13, 2020
TIME: 6:30PM
PLACE: River Harbor West Clubhouse
CONFERENCE CALL
APPROVED MINUTES

CALL MEETING TO ORDER & PROOF OF NOTICE: The meeting was called to order at 6:33pm. Notice was provided in accordance with FL ST 718 and the association's documents.

ROLL CALL & DETERMINATION OF QUORUM: A quorum was established with all five board members present; Michael Cohen, Peggy Meek, Steve Rodhouse, Scott Bassett, and Adrian Rosati. Also present was Nicole Banks of Sunstate Management.

APPROVAL OF THE PREVIOUS MINUTES: MOTION made by Scott, seconded by Michael to approve the June 1, 2020 meeting minutes as presented. MOTION passed unanimously.

OFFICER REPORTS

President (Michael Cohen)

- An email was sent out regarding reinstating the Manatee county waste pick up. This pick up is weekly on Wednesdays.
- There was a water leak under the road that was fixed. While on site, Lapensee damaged the shut off valve at 89th and 21st. Manatee County came and repaired the valve. The sidewalk will be replaced and then the irrigation will be turned back on.
- The boil water notice has been lifted.
- Pool America has set the pool temperature to 80 degrees as agreed at the last meeting.
- Vicki Gipson cancelled her clubhouse reservation for July 24th
- The dock pilings have all been replaced as approved. There was no additional cost to assigned slip holders.
- Amenities remain open. Signs are still posted. No guarantee for COVID 19 free.
- There was an irrigation leak along the sidewalk to the pool. West Bay repaired the irrigation leak. When West Bay and Michael tested the irrigation system, they noticed another leak that is preventing water to reach the first four zones. The timer is temporarily turned off. We are already over budget in irrigation repairs. Nicole to have West Bay fix this new leak behind the Bazzy home.
- Michael and Nicole had issues with emails being sent to junk mail. Nicole will monitor this folder and try to correct this issue.

Treasurer (Peggy Meek)

- The Board reviewed the June 30, 2020 financial statements.
- Peggy commented that currently the association is trending over budget approximately \$9,000.
- The reserves are underfunded. This is voted on by the membership annually.
- Peggy and Michael agreed that increasing the dues for future reserve items would be helpful.
- The roads resealing was paid from the operating fund. Steve stated this should be paid from the reserves.
- Peggy does not support the current budget. Peggy suggested a committee or third party to review the community's assets.

COMMITTEE REPORTS

- Landscaping: Updating the island to refresh the area and complete the mulching. The weeds / edging along the sidewalk to the pool will be addressed by West Bay.
- ARC: None since last meeting.
- Social: None.

UNFINISHED BUSINESS

- Repair/refurbishment/removal of the tennis court: On hold, as Manatee County staff / offices are closed due to the pandemic.
- Diseased trees/plants or grass policy: If there is a diseased tree, plant or grass on a homeowner's lot, that has been identified by a professional and not cared for in our landscaping contract, then that lot owner is responsible for removing the diseased item. The lot owner will be given 2 weeks to acknowledge the issue. Then, the lot owner will be given an additional 2 weeks to remove the diseased tree, plant or grass. If the lot owner does not remove the diseased item, then the association will have it removed and bill the lot owner based on our by-laws.
- Sign at the corner of 88th and 21st Ave: Steve sent the Board the design specs. This has been previously approved.
- Catch Basins/ stormwater detention areas/ stormwater pipes/ depression by Taaffe home: Three quotes will be obtained. GML and Gaber were on site and provided quotes. A comprehensive plan from an engineer was suggested. Nicole will follow up with the county, storm water management based on the outline received from Michael.

NEW BUSINESS

- Social Committee- add responsibilities (Pool & Clubhouse) – APPROVED.
- Landscaping- add \$500 more to reimbursement account. – APPROVED.
- Roster of boat docking area assignments to be put on website: Michael reviewed the association's records and created a current list. Slip C was discussed. Michael did not find much in the files for 2013. Michael will follow up with Patrick, as previous association President. This will be TABLED for now.
- Go over rules on owners and guests of owners using amenities- Michael read aloud from the approved Rules and Regulations. Guests of owners, in possession of the numbered key, are permitted to use the amenities. Questions or concerns should be directed to Sunstate Management or Manatee County Sheriff's office.

HOMEOWNER COMMENTS (limited to 3 minutes each)

- Bob Geller suggested that in the Landscaping policy, the wording be added "in accordance with the association's documents".

BOARD VOTING ON MOTIONS

- **MOTION** made by Michael, seconded by Steve to approve adding the responsibilities of the Pool and Clubhouse to the Social Committee. MOTION passed unanimously.
- **MOTION** made by Michael, seconded by Steve to approve adding \$500 to the Landscaping reimbursement account. MOTION passed unanimously.

NEXT MEETING DATE: Monday, August 10th at 6:30pm via Conference Call

ADJOURNMENT: With no further business to discuss, the meeting adjourned at 8:36pm.

Submitted by Nicole Banks, for the Board of Directors