

River Oaks Homeowners Association, Inc.

c/o Paramont Property Management

Board of Directors Meeting Minutes – May 28, 2019

The Board of Directors meeting of River Oaks Homeowners Association was held on May 28, 2019 at 6:00pm at the office of Paramont Property Management, 5629 Strand Blvd. Suite 412, Naples, FL 34110.

Directors present

Tony Bower, Vice President

Claudia Keeler, Secretary

Darren Gersch, Treasurer

Jason Marshall, Director

Lynn Frances Chandler, Director

Anthony Berk, Director

Directors absent

Mary Gail Gerebenics, President

Also, present

Guillermo Ruiz, Manager, Paramont

Call to order

Nothing that a quorum was present, Ms. Chandler called the meeting to order at 4:04 pm.

Proof of notice

Notice was posted in accordance with Florida State Statutes.

Review and approval of minutes

Mr. Marshall motioned to approve the January 22, 2019 board meeting minutes. Mr. Gersch seconded the motion, and it carried unanimously.

Old business

Cul de sac maintenance

The board is dissatisfied with the maintenance company's performance. The board directed the manager to complete the following:

- Offer a credit for no show on the job
- Offer a rate for a 1x per month maintenance for each cul de sac island
- Rake all the cul de sac islands for a neater appearance
- Confirm response with the board and consensus to move forward with Vision Turf Care estimate 3624 dated April 17, 201, to trim various palm trees and install mulch at all the cul de sac islands

Street sign repairs

This project was completed to the satisfaction of the board. There is no further action required.

Board of Directors Meeting Minutes – May 28, 2019

Newsletter/Website

This discussion was tabled.

Docks in or adjacent to the lakes amendment

Mr. Bower motioned to table this discussion indefinitely. Mr. Berk seconded the motion, and it carried unanimously.

Collection status of five units that have balances greater than \$500 and are more than 90 days past due

The board agreed to move forward with foreclosure action on the following accounts:

- 154 Westwood Dr.
- 164 Oakwood Dr.
- 204 Sharwood Dr.
- 372 Sharwood Dr.

Lake maintenance

Mr. Ruiz updated the board on this topic.

Board composition

There was a general discussion about finding new people to serve on the board.

New business

Late fee collected – 5% vs \$25

Ms. Chandler motioned to refund owners that paid more late fees than necessary. Mr. Gersch seconded the motion, and it carried unanimously.

Request to waive late fees 452, 211, 316 Sharwood Drive

Mr. Berk motioned to waive the late fees levied on these accounts. Ms. Chandler seconded the motion, Mr. Gersch was opposed, and the motion carried.

Estimate for landscaping the cul de sac circles

Covered under cul de sac maintenance under old business.

Bulleting board for notices

Ms. Keeler will present the idea of installing a bulletin board for posting notices of meetings to the Palm River Homeowners Civic Association.

Petitions for the clean up of 177 Viking Way and for sidewalks

No action required at this time.

Christmas lights at the entrance of Palm River

Holiday lighting is planned this year.

River Oaks Homeowners Association, Inc.

c/o Paramont Property Management

Board of Directors Meeting Minutes – May 28, 2019

How to handle requests

Ms. Chandler and Mr. Bower volunteered to be the point people to approve sales and lease applications.

Next meeting dates

July 30, 2019, at 4:00 pm at the office Paramont Property Management – Board meeting

September 24, 2019, at 4:00 pm at the office Paramont Property Management - Board meeting

November 19, 2019, at 6:00 pm at the LaPlaya Golf Club subject to availability of the venue –

Budget adoption meeting

Adjournment

With no further business to discuss, Ms. Chandler adjourned the meeting at 5:34 pm.

River Oaks Homeowners Association, Inc.

c/o Paramount Property Management

Board of Directors Meeting Minutes – May 28, 2019

Directives made by the board

1. Offer a credit for no show on the job
2. Offer a rate for a 1x per month maintenance for each cul de sac island
3. Rake all the cul de sac islands for a neater appearance
4. Confirm response with the board and consensus to move forward with Vision Turf Care estimate 3624 dated April 17, 201, to trim various palm trees and install mulch at all the cul de sac islands
5. Refund owners that paid more late fees than necessary
6. Waive the late fees levied on 452, 211, and 316 Sharwood Drive

Items for the next meeting's agenda

1. None currently

Items for the newsletter/website

1. None currently