

River Oaks Homeowners Association, Inc.

c/o Paramount Property Management

Board of Directors Meeting Minutes – July 30, 2019

The Board of Directors meeting of River Oaks Homeowners Association was held on July 30, 2019, at 6:00 pm at the office of Paramount Property Management, 5629 Strand Blvd. Suite 412, Naples, FL 34110.

Directors present

Claudia Keeler, Secretary
Darren Gersch, Treasurer
Jason Marshall, Director
Anthony Berk, Director

Directors absent

Mary Gail Gerebenics, President
Tony Bower, Vice President
Lynn Frances Chandler, Director

Also, present

Ernest Dorazio
Guillermo Ruiz, Manager, Paramount

Call to order

Nothing that a quorum was present, Mr. Marshall called the meeting to order at 4:17 pm.

Proof of notice

Notice was posted in accordance with Florida State Statutes.

Review and approval of minutes

Mr. Gersch motioned to approve the May 28, 2019 board meeting minutes. Mr. Marshall seconded the motion, and it carried unanimously.

Old business

Cul de sac maintenance

The board is satisfied with the maintenance company's performance relative to trimming the trees and removing various shrubs and plants. The only maintenance needed from now on includes tree trimming, mulch, and weed control. The Board may approve plantings and improvements for the areas later.

The Board directed the manager to follow up with Collier County to repair the damaged concrete curb around the island at the Forestwood Drive cul de sac.

- A section of the curb was removed and replaced after an underground pipe was repaired.
- The ground settled in the repair area and the curb fractured.
- During the recent seal coating of the road, the curb was damaged and fractured to a much greater extent.

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Newsletter/Website

The Board agreed to renew the website for two years at a cost of \$253.60 and reimburse Mr. Marshall for the expense.

Collection status of units that are more than 90 days past due

Please see the summary update provided by Grigsby Law.

Mr. Marshall motioned to waive the late fees for 136 Old Tamiami Trail. Mr. Keeler seconded the motion, and it carried unanimously.

The Board directed the manager to send 162 Westwood Drive to collections if payment is not received within the timeframe established in a final attempt to collect the past due homeowner's association assessment and late fees.

Lake maintenance

Mr. Dorazio updated the Board on his discussion with Jeff Key from Community Environmental Services relating to Lake Oakwood.

Mrs. Keeler motioned to form a Lake Maintenance Committee and to appoint Mr. Dorazio from 190 Forestwood Drive to chair the committee representing the homeowner's association in communications with the lake maintenance company. Mr. Marshall seconded the motion, and it carried unanimously.

The Board authorized the expenditure of approximately \$150 to complete water testing necessary to prepare a formula to chemically treat Lake Oakwood with Phoslock.

Board composition

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

Bulletin board for meeting notices

The Board tabled this discussion.

Budget adoption meeting 11/19 at 6:00 pm at LaPlaya

The Board may decide to forego a voluntary contribution to Palm River Homeowners Civic Association.

New business

284 Sharwood Drive tree trimming request

The Board decided not to trim the trees under the impression that the trees are on private property.

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Next meeting dates

September 24, 2019, at 4:00 pm at the office Paramount 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, Mr. Gersch motioned to adjourn the meeting. Mrs. Keeler seconded the motion, and Mr. Marshall adjourned the meeting at 5:16 pm.

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Directives made by the board

1. Follow up with Collier County to repair the damaged concrete curb around the island at the Forestwood Drive cul de sac.
2. Renew the website for two years at a cost of \$253.60 and reimburse Mr. Marshall for the expense.
3. Waive the late fees for 136 Old Tamiami Trail.
4. Send 162 Westwood Drive to collections if payment is not received within the timeframe established in a final attempt to collect the past due homeowner's association assessment and late fees.
5. Authorize the expenditure of approximately \$150 to complete water testing necessary to prepare a formula to chemically treat Lake Oakwood with Phoslock.

Items for the next meeting's agenda

1. None currently

Items for the newsletter/website

1. None currently

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