

River Oaks Homeowners Association, Inc.

c/o Paramount Property Management

Board of Directors Meeting Minutes – October 24, 2018

The Board of Directors Meeting of River Oaks Homeowners Association was held on October 24, 2018, at 4:00 pm at the office of Paramount Property Management located at 5629 Strand Blvd. Suite 412, Naples, FL 34110.

DIRECTORS PRESENT

Mary Gail Gerebenics, President
Tony Bower, Vice President
Claudia Keeler, Secretary
Darren Gersch, Treasurer
Anthony Berk, Director
Jason Marshall, Director

DIRECTORS ABSENT

Lynn Frances Chandler, Director

ALSO, PRESENT

Guillermo Ruiz, Manager, Paramount

CALL TO ORDER

Noting that a quorum was present Ms. Chandler called the meeting to order 4:06 pm.

PROOF OF NOTICE

Proof of notice was posted in accordance with Florida State Statutes.

REVIEW AND APPROVAL OF MINUTES

Mr. Bower motioned to approve the September 25, 2018 board meeting minutes. Ms. Gerebenics seconded the motion, and it carried unanimously.

OLD BUSINESS

River maintenance discussion with Ken from Humiston & Moore Engineers

Mrs. Keeler reported one problem relating to the release of water after the Hurricane is that no one is sure who initiated the action to release the water that caused flooding for homes along the river.

Cul de sac maintenance

The board directed the manager to ascertain if Vision Turf Care will agree to 1x per month visits at \$300 per month.

Street sign repairs

Mrs. Keeler motioned to approve the difference between the amount approved at the August board meeting and the new proposals which equals \$4,084.10 for a total cost relating to signs that equal to \$14,294.10 and includes the scope of work listed on Lykins Signtek proposals 2593, 26048, and 26206. Ms. Gerebenics seconded the motion, and it carried unanimously.

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Newsletter

Mr. Marshall reported that Mrs. Sweatlock is allowing the HOA to use the domain for the existing HOA website.

Mr. Gersch motioned to allow minutes and other pertinent information to be put on the HOA website. Mr. Bowers seconded the motion, and it carried unanimously.

The manager was directed to provide the sales and lease application to Mr. Marshall for uploading to the HOA website.

Docks in or adjacent to the lakes amendment

The board tabled this discussion.

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

The attorney will file a claim of lien against these units and thereafter commence foreclosure proceedings if payment is not received in full on or before October 25, 2018.

Repair fountain on East Side of Lake Sharwood

Mr. Ruiz reported that Vertex Water Features completed the installation of a new single-phase motor, pump end, and re-splice power cables to repair the fountain on October 23, 2018.

Lake maintenance

The manager presented competitive pricing from companies interested in taking on the lake maintenance for the HOA. Mr. Berk volunteered to speak to American Eco Systems regarding their lack of performance. The board tabled the discussion.

Election of Officers

Mr. Bower motioned to nominate Mr. Gersch for Treasurer. Mr. Marshall seconded the motion, and it carried unanimously.

Process to manage conveyances

The board tabled this discussion.

NEW BUSINESS

Budget

The board agreed to schedule another meeting primarily to review the budget.

NEXT MEETING DATE

The next board of directors meeting is to be determined.

ADJOURNMENT

With no further business to conduct, Ms. Gerebenics adjourned the meeting at 5:38 pm.

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DIRECTIVES MADE BY THE BOARD

1. Ascertain if Vision Turf Care will agree to 1x per month visits at \$300 per month
2. Approve the difference between the amount approved at the August board meeting and the new proposals which equals \$4,084.10 for a total cost relating to signs that equal to \$14,294.10 and includes the scope of work listed on Lykins Signtek proposals 2593, 26048, and 26206
3. Provide the sales and lease application to Mr. Marshall for uploading to the HOA website

ITEMS FOR THE NEXT MEETING'S AGENDA

1. River maintenance
2. Cul de sac maintenance
3. Street sign repairs
4. Newsletter
5. Docks in or adjacent to the lakes amendment
6. Collection status of five units that have balances greater than \$500 and are more than 90 days past due
7. Lake maintenance
8. Process to manage conveyances
9. Budget workshop

ITEMS FOR THE NEWSLETTER

1. None currently.

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ACTION ITEM LIST

Task	Assignee	Date Assigned	Due Date	Completion Date	Comments
Email a letter from Dr. Peter Hill pertaining to stormwater run-off management in Collier County to all owners	Guillermo Ruiz	20180925	20181024		Not required as the letter was sent to all owners
Terminate Outdoor Perfections/ Outdoor Solutions effective September 30, 2018	Guillermo Ruiz	20180925	20181024	Done	
Go to the attorney to request recommendations to deal with the existing docks	Guillermo Ruiz	20180925	20181024		
Draft a policy to manage conveyances for consideration	Guillermo Ruiz	20180925	20181024		
Ascertain if Vision Turf Care will agree to 1x per month visits at \$300 per month	Guillermo Ruiz	20181024			
Approve the difference between the amount approved at the August board meeting and the new proposals which equals \$4,084.10 for a total cost relating to signs that equal to \$14,294.10 and includes the scope of work listed on Lykins Signtek proposals 2593, 26048, and 26206	Guillermo Ruiz	20181024			
Provide the sales and lease application to Mr. Marshall for uploading to the HOA website	Guillermo Ruiz	20181024			