

**RIVER GROVE HOMEOWNER'S ASSOCIATION
MEETING MINUTES**

Date: November 4, 2004

Location: Charlie Raymond's Residence

This document contains a summary of information discussed at the above referenced meeting and does not imply information is verbatim.

Call to Order: 7:20PM

1. **Roll Call:**

Board Members Present: Barbara Meyer, Ron McKee, Charlie Raymond, Russell Jamieson

Board Members Absent: Karen Zifcak

2. **Pledge/Invocation**-Waived

3. **Reading of August 30, 2004 Minutes**-deferred. Minutes from August 30th were reviewed by each Board Member and passed unanimously by Board Members present. Minutes posted to River Grove website.

4. **New Business:**

- a. **Discussion of New Bylaws pertaining to Overnight Parking, Vacant Board Positions and Political Signs** – After some discussion to make Bylaw changes to the above referenced items, it was pointed out by Tim Harber that changes to the covenants cannot be done without approval of the residents . This would require these items to be proposed as covenant changes to be voted on by the members and included in the data provided for the Annual Meeting. These items were tabled. The Board will decide if it wants to make covenant changes at its next scheduled meeting and include these proposed changes to the residents in the Annual Meeting data.
- b. **Nomination of Charlie Raymond as Secretary** - Charlie Raymond has agreed to assume the duties of the Secretary position which became available with Scott Ervin's resignation. Russell Jamieson made a motion /Ron McKee seconded/ passed unanimously by the Board. Charlie Raymond will become Secretary.
- c. **Susan Kasica addressed the board regarding replacement of mailboxes.** She stated that since we now have a single source supplier for the replacement of mailboxes, the cost to replace is excessive. She stated to replace using our supplier, cost is roughly \$ 150.00. She suggested we look into other sources for replacement such as Home Depot or Lowe's where mailboxes very similar to the originals can be purchased at a much lower cost. This action would require a covenant change and will be addressed at the next scheduled board meeting. If adopted the proposed change would be included in the data provided for the Annual Meeting for residents to vote on.
- d. **Grievances** – The Board discussed the grievances they had received and took the appropriate actions necessary for closure or corrections of the concerns.
- e. **Review of November Newsletter**- This item was discussed by the board and the date for e-mail nominations for next years Board was changed to November 25. Barbara Meyer made a motion to accept the newsletter with the date change/Russell Jamieson seconded/ passed unanimously by the Board.
- f. **Osprey Nest**- It was determined that this item will have to be corrected before the mating season of the Osprey's. Barbara has contacted the Florida Fish and Game Commission as to the dimensions and all that is required to fix the nest. She is awaiting their reply. Once this reply is received the board at its next scheduled meeting will determine the appropriate action required.

- g. **2005 Budget**- Ron McKee will prepare the estimated 2005 budget for e-mail approval by the Board. When approved the Budget will be presented at the Annual Meeting.
- h. **Job Description Discussion** – It was determined that Board Members will review the documents prepared by Barbara and make additions/deletions/corrections via e-mail to Barbara as soon as possible.
- i. **Management Companies** –After determination of the amount of residents submitting their names for nomination the Board will take another look at considering the use of a Management Company. If it is decided this is viable solution, duties for the Management Company would be determined and quotes from various companies would be requested. This item would be put on the annual ballot for resident's approval.
- j. **Dues Increase**- This item was discussed. Dues can be raised 15 % without approval of the membership. Most Board Members feel this may be necessary to insure what needs to be done in the community to maintain quality standards. This item was tabled and will be discussed in depth at the next scheduled Board Meeting.
- k. **Marie Prescott addressed the board on the possibility of personal contact on grievances.** She felt this would relive the animosity that she feels exists between the Board and the community. The Board explained that this was tried in the past and did not work. The procedures in place leave a written historical record tract as to what was done. The Board thanks her for her concern.
- l. **Next Meeting**- The Board determined a meeting will need to be held at the end of November. Data for the Annual Meeting such as Dues Forms, Election Candidates, Covenant changes and anything to be sent to the residents will require action for an early December mailing.

Meeting was adjourned at 850PM