

River Grove Home Owner's Association

ANNUAL Meeting Minutes

Date: February 12, 2004

Location: Space Coast Board of Realtors

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

Call to order: 7:02 p.m.

1. Opening of Meeting/Roll Call/Pledge/Invocation(omitted)

*All Directors present, with the exception of Dave Rayner (absent).

2. Reading of Minutes of Dec 11, 2004 meeting. Motion to accept:Tom/Second:Tim/Vote:passed

3. Dave Sollberger to count up votes during first half of meeting

4. Old Business/ Board actions Since Last Meeting:

*Dave Fox update of lakes: Fl Fish & wildlife to assess fish count and make recommendations for the stocking of fish in all lakes, will readdress in 2-3 weeks and get back to board with report

*Osprey Nest at Phase 1 lake- cannot replace until after May/June season. Federally protected/seasonal requirements for maintenance of nest

*Additional inquiries on streetlights in Phases 2 & 3. FPL contacted and will install in near future

7:15 p.m. Intermission to count votes

7:28 p.m. Call of Meeting back to order

1.New Business:

* Board to adopt late fee procedure for annual dues paid after due date of February 1, 2004.

*\$25 late fee for dues paid after Feb 1, 2004 but before March 1, 2004

*in addition to above, an additional \$25 for dues paid after March 1, 2004 but before April 1, 2004

*in addition to above, after April 1, 2004 a 1.5% times the unpaid balance (or max as allowed by Fl law) interest to be paid.

*if no payments made by June 1, 2004-move to lien property

Motion:Tom/Second:Karen/Vote:passed unanimously by board

2.Vote tally as follows:

D. Ervin 47

D. Miller 26

S. Ervin 48

B. Meyer 46

R. Jamieson 44

E. Lucas 1 (write in candidate)

3.Proposal to remove 3 citrus tree requirement: 78 YES / 5 NO --- Bylaw passes

4.Proposal to lower director's insurance: 83 YES / 1 NO --- Bylaw passes

20 minute intermission

5.New Board Announced:

President: Karen Zifcak

Vice President: Dave Ervin

Treasurer: Ron McKee

Secretary: Maureen Schwartz

Director: Charlie Raymond

Director: Barbara Meyer

Director: Scott Ervin

6. Committees Announced:

- Landscaping: Barbara Meyer, Sandra McKee, Josh Nicholson
- ARC: Scott Ervin, Tom Vani(for turnover), Russell Jamieson
- Neighborhood Watch: Josh Nicholson
- Social/Welcoming: Bernie Nicholson
- Lakes: Charlie Raymond, Dave Fox, Dave Ervin
- Newsletter: Maureen Schwartz, Karen Zifcak
- Distribution: Susan Frederick, Mirian Krassowsky
- Website Design: Brad Middlebrook (RGHOA to own domain)

7. Karen Z. will take over receipt of RGHOA e-mail from Tim Harber

8. Landscape proposal by Ron/Sandra McKee from M&M to update, install new plants at main entrance, moving larger plants (ie: large sagos) to alternate location, adding annuals and color, adding 6-7 queen palms in center island, and to maintain all areas, swapping out annuals and providing warranty for additional \$90.00/month. Will also add curbing to both sides that border South Tropical Trail to assist in keeping vehicles from driving over flower beds.

Estimate of \$1418.00. Motion:Maureen/Second:Dave/Vote:passed

Although passed unanimously, board requests an informal sketch of perspective outcome if possible.

Request M&M to add additional \$90.00/month to existing contract. Motion:Karen/Second:Scott/Vote:passed unanimously by board, then discussed that proposal and additional \$90 as "vote items" not needed, since landscape is below budget and money remains available for this project.

9. Discussion as to how board will notify residents of new bylaws-to be researched/deferred

(no open forum-all items discussed with residents at the meeting)

Meeting Adjourned: 8:32 p.m.