

River Grove Homeowner's Association
Meeting Minutes

Date: February 26, 2004

Location: Karen Zifcak's Residence

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

Call to Order: 7:14 p.m.

1. Opening of Meeting/Roll Call/Pledge/Invocation

Pledge & Invocation deferred- all directors present

2. Reading of Minutes of Feb 12, 2004 Meeting deferred- all directors provided with hard copy of minutes and asked to sign off via e-mail to Secretary. (This was completed by Feb 6, 2004) Motion to accept:Karen/Second:Maureen, passed unanimously via e-mail correspondence.

3. Old Business/Board Actions Since Last Meeting:

Homeowner Anderson (Lot7/BlockC/Phase 1) offered verbal authorization to sign and release "Homeowner's Association Request" to Sunbelt Title Agency. Verbal auth give to Maureen, with Karen as witness. Faxed back on 2/27/04, copy to homeowner file, original hand delivered to homeowner on 2/28/04.

Update from Treasurer: 11 lots unpaid dues. Discussion with homeowner, Don Miller about board's obligation to notify homeowners as to fine amounts and procedures before assessing fines.

4. New Business:

Violation Procedures updated, verbage redefines the fine procedure more specifically. Secretary to update and submit to board members to sign off.

Dave Ervin makes motion to retract late fees already assessed until new procedures sent to community. Second:Karen/Vote: passed with 5 to 2 vote. Board will rewrite Violation Procedures, define due process and fine procedures for late annual dues and distribute by March 7, 2004 with March Newsletter, Bylaws and Amendments to the Declarations of the Covenants after Secretary registers with clerk at Brevard County Courthouse. Homeowners will have 7 (seven) days grace period to pay already late Annual Dues (due 2/1/04) and fine process will commence.

ARC Chairman, Scott, to survey trees needing replacement in March and report to board on findings.

Contracts for Landscaping and BOD Insurance on file with Treasurer, Ron. - FYI to board.

Scott makes motion for ARC Alternates: Alan Tice, Bill Thomason. Second:Karen/Vote:passed.

Complaint from resident about US Flag decal on mailbox at Thomason's residence, (Lot 68/ Block A Phase 2). Referred resident to Docs relating to display of flags. Resident not asked to remove by board due to identification in Docs.

Newsletter also to include reminder about screening of mechanicals before April 1, 2004 deadline. Violations will be identified by the ARC and the board will file the complaints as needed.

Meeting place discussed: will remain at directors' residences to keep cost down and for lack of need for large area due to declining attendance. Will hold Annual Meetings at Space Coast Board of Realtors building or a location similar in size and cost. Board to try monthly meetings in order to arrive at goals more quickly for now.

RGHOA Website- Brad Middlebrook working on design. Board to own domain. Will obtain updates prior to next meeting.

Secretary to turn over letters to residents (requiring \$25 late fee returned) to Ron for refund check to go out with letter week of March 8, 2004.

Meeting Adjourned 9:40 p.m.