

RIVERBEND HOMEOWNERS ASSOCIATION

Monday, April 8, 2024 at 6:30 p.m. Held at the North Ft. Myers Recreation Center

ROLL CALL – ESTABLISHED QUORUM

The April 8, 2024, Board of directors meeting was called to order by President Teri Mattson at 6:28 pm. A quorum was established. Roll call was taken with the following in attendance: President Teri Mattson (Riverbend East), Vice President Frank Smith (Riverwatch), Secretary / Treasurer Mark Lange (Marsh Pointe), Director Dennis Allen (Golf Villas II), Director Mark Powell (The Village at Indian Creek), Director Fida Kurdy-Lopez (The Village), Director Joe Hammond (Yachtsman's Cove).

Excused - Director Daniel Warneke (Mariners Cove), Tammy Van Aller (Golf Villas I)

No Representation – Waterway Cove

A quorum was established.

APPROVAL OF MINUTES

- February 12, 2024 Meeting – A **MOTION** was made by President Teri Mattson to accept the minutes as presented, seconded by Director Fida Kurdy-Lopez. All in favor, **MOTION CARRIED**.

FINANCIAL REPORT

- Manager Kyle Hubler provided the Financial Report reviewing the Account Balances and YTD Budget to Actual report as of February 29, 2024. There was \$150,180.37 in the Operating account and \$130,246.63 in the Reserve Account for total cash on hand of \$280,427.00. YTD expenses were \$457.20 under budget. A **MOTION** was made by Director Kurdy-Lopez to accept the Financial Report as presented, seconded by Secretary / Treasurer Mark Lange. All in favor, **MOTION CARRIED**.

OLD BUSINESS

- **Documents Rewrite Update/Title Work / Waterway Cove** – Manager Hubler reminded everyone present that a summary opinion letter was recently received from Atty James Morey, the attorney who has been reviewing the title work, which has also been provided to the association's counsel. Next steps will include a call between the lawyers to clarify a few details. Atty. Morey did conclude that in his opinion, Riverbend HOA is responsible for the maintenance of both bridges. Manager Hubler mentioned there's strong support on both sides to potentially remove Waterway Cove as part of Riverbend, as part of the document rewrite process.
- **Road Impact Fee Amendment & Proxy Vote** - Manager Hubler announced that after reviewing the records from the Annual Meeting and impact fee vote, the Association's counsel confirmed that the vote did not pass. She explained that a majority of all voting interests must vote in favor for such a vote to pass, which would be 178 affirmative votes. President Mattson mentioned that in light of this, another membership meeting will be necessary, possibly around the September timeframe. In the meantime, all Directors must communicate the importance of this vote to their sub associations.
- **Ponds** – Manager Hubler presented a proposal for the initial treatment of the weir pond by Marsh Pointe and the pond near the Villages for \$1,500, then \$200 per month additional to maintain them going forward. Secretary / Treasurer Lange explained the importance of maintaining these ponds, since the weir pond services

the entire front nine part of Riverbend. Following discussion, a **MOTION** was made by President Mattson to approve the proposal, **SECONDED** by Director Dennis Allen, with all in favor the **MOTION CARRIED**.

- **Bridge Electric** – Manager Hubler reviewed a verbal proposal from AA Action Electric to connect power from the Marsh Pointe front gates and run a new line to the covered bridge and connect for \$3,500 - \$4,000 range. Following discussion, more bids are needed.
- **Storm Drain** – Manager Hubler explained the storm water drain near the Riverwatch exit is caving in, he obtained a proposal for repairs of \$7,500. Following discussion, more bids are needed.

NEW BUSINESS

- President Mattson mentioned there's a home in disrepair at PGA Blvd. with a green pool, damaged roof and collapsing ceiling, code enforcement will not do anything to help, however she recently learned that the Health Department may be able to help.
- President Mattson explained there was a recent inquiry regarding fines. She mentioned all information related to fines levied, paid, etc. is available in the monthly financial reports.
- There was discussion about Riverbend being one of the areas that may lose 25% discount on FEMA flood insurance policies. Following discussion, the decision is not final yet. President Mattson explained there also may be some homes that are eligible to get a LOMA letter prepared, to be exempt. Anyone interested in this should contact her for more information.

COMMITTEE REPORTS

- ARC Committee Chair Robert Rozumek confirmed an ARC request for a pool cage at 15111 Sam Snead was approved, along with a chain link fence at 15220 Sam Snead.
- Social Committee Chair Carol Giepart mentioned the block party was a huge success with 70 people in attendance. The 50/50 raffle was won by VIC resident Tim Manwaring, and funds generated from the event paid for the event.
- Fining Committee Chair Carol Giepart mentioned there was an error in the letter sent to 6330 PGA for a previous fine that stated a car was parked on the street, when it should have stated it was parked on the grass. In light of this the committee recommends the \$400 fine be rescinded. She also suggested that due to hardship issues, the most recent \$1,000 fine should be reduced to \$500. Following discussion, a **MOTION** was made by President Mattson to approve rescinding the \$400 fine and reducing the \$1,000 fine to \$500 per the committee's recommendations. The motion was **SECONDED** by Vice President Smith. All in favor, **MOTION CARRIED**.
- Fining Committee Chair Carol Giepart suggested that after 90 days, any unpaid fines should be referred to the atty to begin the lien process. A **MOTION** was made by President Mattson that after 90 days, any fines that remain unpaid, the owner should be referred to the atty. to begin the lien process. The motion was **SECONDED** by Director Robert Rozumek, with all in favor, **MOTION CARRIED**.

ADJOURNMENT

There are no further matters to discuss: A **MOTION** was made by President Mattson to adjourn the meeting, seconded by Director Kurdy-Lopez. All in favor, **MOTION CARRIED**.

Meeting adjourned at 7:54 pm.