

Riverbend Homeowners' Association of Lee County, Inc.

Board of Directors Meeting Minutes
January 13, 2025 – 6:30 PM
Held at the N. FL Myers Recreation Center
2000 N. Recreation Pkwy, N. Ft. Myers, FL 33903

1. Call of the roll or determination of quorum:

Present: President Teri Mattson (Riverbend East), Vice President Frank Smith (Riverwatch), Secretary/Treasurer Mark Lange (Marsh Pointe), Director Dennis Allen (Golf Villas II), Director Bob Rozumek (Mediterranean Cove), Director Daniel Warneke (Mariners Cove), Director Joe Hammond (Yachtsman's Cove), Director Tammy Van Aller (Golf Villas I), Director Jeanne Hambleton (The Village at Indian Creek) and Director Fida Kurdy-Lopez (The Village). Also present were Rishabh Lala from Ray Engineering and Alexandra Segarra, CAM representing NextGen Community Management.

2. It was determined that a quorum was present, and Ms. Mattson called the meeting to order at 6:30 pm.

3. Proof of Notice

The notice was posted 48 hours prior to the meeting in keeping with Florida Statutes.

4. Reading or disposal of minutes of the last meeting -November 11, 2024

The minutes of November 11, 2024, were not available.

5. Financial Report – November 2024

The November financial report was not available.

6. Old Business

a. Document Re-write update

Ms. Mattson reported that the final draft is almost complete and will be emailed to all Directors for review and comment.

b. Bridge Inspection Update

Mr. Lala advised that their engineering firm completed visual inspections for both bridges. In order to determine the safety of both bridges a load testing rating needs to be performed on the concrete. While both bridges survived several hurricanes and appear to be safe this testing should be done to know for sure. Mr. Lala will send a recommendation of a bridge engineer.

7. New Business

a. Introduction of NextGen Management (Alex)

Ms. Segarra introduced NextGen Management and discussed procedures and advised that welcome letters with payment information were mailed out to all owners. It was noted that Yachtsman Cove and Golf Villas II make payments as a community not individuals.

8. Committee Reports

ARC - Bob Rozumek

No Report

9. Adjournment- There being no further business brought before the Board of Directors, a motion to adjourn the meeting was made by Mr. Allen and seconded by Ms. Kurdy-Lopez. The meeting was adjourned at 7:28pm.

Respectfully submitted,
Alexandra Segarra, CAM, CMCA®, AMS®