

River Crossing HOA board meeting Wednesday, November 7, 2018 minutes

Roll called at 7:07 p.m.. Brian Bickerton/Pres, Donnie Hoggard/V Pres, Holly Makres/Treas, Pam Marron/Secty, Ginny Cockerill, Carol Shedd, Gina Coley, Jeff Shulyer and William Shephardson present.

Presidents report: Brian Bickerton went over homeowner complaint from Cindy Jolly. Attorney Grant noted in letter to board that is not necessary for the Association to respond. Also she recommended that the Association should provide annual budgets to homeowners within the community and should not reimburse or pay any board member for attending meetings, as stated in the complaint. Mr. Bickerton stated he had submitted the new corporate standings to Sunbiz.org and upon receipt of changes, Roe Insurance, the director and officers insurance holder, will be notified.

A motion was made to raise HOA dues to \$170/yr. by Jeff Shulyer, seconded by Donnie Hoggard. Motion passed.

Mr. Bickerton is going to contact attorney Tim Hayes for an invoice of services. No invoice has been received in 2018 but services have been rendered throughout the year. At the October 18 board meeting, it was agreed to retain attorney Tim Hayes for land work but there is concern about the bill.

A motion was made to accept Estoppel directions provided by attorney Grant for \$350 by William Shepherdson and seconded by Donnie Hoggard. All agreed. Brian Bickerton and Pam Marron will meet at SunTrust bank tomorrow to get estoppel process letter notarized.

Donnie Hoggard discussed the water management plan with the county. Question arose about longevity of problem with County. Discussion, history with other board members occurred. Donnie will talk to Commissioner Mike Wells regarding the water management stance and if River Crossing will be responsible for any funds.

Brian Bickerton noted that on the sinkhole that opened on River Crossing Boulevard next to the Verizon/Frontier box, was notified that this was the responsibility of Frontier. To date has been unable to contact the Frontier person yet.

Vice President report: no soliciting signs to be installed on both sides of River crossing Boulevard. Do we want colored lights on fountains? \$295 a month maintenance a quarter or \$110 for each service call. Contract is for spraying ponds. County will be sweeping our streets. Donnie will put on website to notify homeowners.

Ginny Cockerill brought up to ask Rick, maintenance person at Timber Greens, to paint green point on top of River Crossing monument.

Treasurer's report: Holly gave year to date funds:

income \$57,937.00

Expenses \$59,931.90

Net avail. Income: **-\$1994.90**

- Upcoming costs are approximately \$10,000 for MRTA, A&B Aquatic.
- Question arose if there are reserves. Estimate \$50,000 in Wells Fargo CD.
- Sprinkler system estimate being obtained.
- Lawncare invoices show work done on foreclosure home. Per holiday lawncare, picking up limbs and other is extra cost.
- For future jobs where homeowner assistance is needed to pull back shrubs from wall, if not done, homeowner will be billed for jobs that improve the community.
- HOA board needs to be accountable to time frame put on letters.
- Lawncare year to date cost is \$21,000 but with extra will run approximately 25,000 a year.
- On lights consider shared expense with Timber Greens.

Old business motion was made by Ginny Cockerill to approve October 18 biannual and HOA Board mtg. Seconded by Donnie Hoggard. All agreed.

Committees were agreed upon as follows:

- Estoppels: Pam Marron and Holly Makres. Retrieving estoppels and depositing funds.
- Deed restrictions: four deed restriction rules to be made Gina Coley, Ginny Cockerill, Carol Shedd
- Grounds committee: Donnie Hoggard, Jeff Shulyer
- Contracts: Brian Bickerton, William Shephardson
- Dues notices: Gina Coley, Holly Makres, Pam Marron
- Community (holiday decorations, entrance, etc.): Ginny Cockerill, Carol Shedd, William Shephardson

Ginny Cockerill stated we need to get deed restriction letters out now.

It was requested that attorney Tiffany Grant examine the first deed restriction, second notice and third notice. (Does anyone have these three notices?) It needs to be clear what homeowner must pay is fine if rules not followed. William Shephardson made point to also include the cost of attorney fees homeowner will incur for infractions.

The deed restriction map needs to be divided up by the new committee. Gina Coley stated the homeowner letter should be redone adding no blocking of sidewalk and parking on grass not allowed. Amendments to change some rules is to be done after MRTA process complete. Example is commercial vehicles must be covered or removed. Deed restrictions to be placed on website.

Question arose about homeowner who is paid to pick up trash around lakes. Needs to be discussed with attorney.

On communications, Pam will send out Google drive directions to all again since new members. Communications will handle River crossing FL.com website, store and River Crossing Facebook. A newsletter and an FAQ will be placed on the website with emergency numbers, reminder of deed restrictions like no parking on street etc.

Discussed signage to promote MRTA special meeting. Nine units must have three homeowners designated as persons to contact on MRTA letters and MRTA criteria for all units is done at attorney Grants office. Pam Marron read what homeowner responsibility was and that questions could be written or submitted for the January 23, 2019 neighborhood MRTA meeting where all questions would be answered by attorney Tiffany Grant. Below are highlighted the 9 units where three homeowners each (27 total) must be secured for the MRTA documents. The complete PDF of this document is being resent to the entire River Crossing HOA board to keep in records.

Below is the total # of lots per the 9 units (units 1 and 2 combined) where we need to have 3 homeowners from each. (Pam Marron also providing additional primer to show complete legals and how to find addresses per units. Data provided by realtor Roxanne Amato with Future Home Realty.)

A review of the plats and the property submitted to the terms of the various Declarations reveals a total of 359 lots as reflected on the various Plats for River Crossing Units 1-10 broken down as follows:

- 65 lots for Units 1 and 2 recorded in Plat Book 24, Pages 120 through 121, inclusive, and Plat Book 24, Pages 118 through 119, inclusive, respectively;
- 59 lots for Unit 3 recorded in Plat Book 25, Pages 10 through 11, inclusive;
- 16 lots for Unit 4 recorded in Plat Book 25, Pages 12 through 13, inclusive;
- 60 lots for Unit 5 recorded in Plat Book 24, Pages 145 through 147, inclusive;
- 44 lots for Unit 6 recorded in Plat Book 25, Pages 18 through 20, inclusive;
- 21 lots for Unit 7 recorded in Plat Book 25, Pages 36 through 37, inclusive;
- 78 lots for Unit 8 recorded in Plat Book 25, Pages 38 through 40, inclusive;
- 9 lots for Unit 9 recorded in Plat Book 25, Pages 32 through 33, inclusive; and
- 7 lots for Unit 10 recorded in Plat Book 25, Pages 101 through 102, inclusive;

all of the public records of Pasco County, Florida. Therefore, an affirmative vote of at least:

- 33 lots for Units 1 and 2;
- 30 lots for Unit 3;
- 9 lots for Unit 4;
- 31 lots for Unit 5;
- 23 lots for Unit 6;
- 11 lots for Unit 7;
- 40 lots for Unit 8;
- 5 lots for Unit 9; and
- 4 lots for Unit 10;

Alerted board members of free HOA board certification class on Dec. 6th from 11:30-3pm at Greenacre Property Mgmt. located at 4131 Gunn Hwy; Tampa, Fl. Need to have confirmed headcount and will relay board member names who can attend to Attny. Tiffany grant's office.

The next RC HOA board meeting is December 17 at 7 PM at Timber Greens clubhouse.

How to find addresses, lot#'s and Unit #'s in Pasco county public records

At www.pascopa.com, go to Records Search. Under Pasco Co. Records Search, input address # and street name. Click Submit.

Pasco County Records Search

EXAMPLE Parcel

EXAMPLE Name

EXAMPLE Address

EXAMPLE O.R.

EXAMPLE Sub Name

[Search Recent Sales](#) [Search Mineral Rights](#)

[Search Tangible Personal Property](#)

Below shows up. Click on # highlighted under Parcel.

Address Search Results for: 5913 FALL RIVER

[Home](#) [Search Again](#)

Displaying 1 record

View in groups of: [10](#) [25](#) [50](#) [100](#) [500](#) [1000](#)

Map	Parcel	Name	Address
	12-26-16-0080-00000-2220	MARRON JOHN P & PAMELA M	5913 FALL RIVER DRIVE

Below shows up. Address, Unit # and Lot # are listed.

<http://search.pascopa.com/parcel.aspx?parcel=1626120080000002220>

0080-00000-2220 | ... X

View Favorites Tools Help



[Search Again](#) [Classic Map](#) [New Map](#)

Other Agency Data: [Tax Collector](#)

Data Current as Of:
Parcel ID
Classification
Mailing Address
MARRON JOHN P & PAMELA M 5913 FALL RIVER DR NEW PORT RICHEY FL 34655-1101
Physical Address
5913 FALL RIVER DRIVE NEW PORT RICHEY, FL 34655
Legal Description (First 4 Lines)
RIVER CROSSING UNIT 8 PB 25 PGS 38-40 LOT 222 OR 8304 PG 1934
Jurisdiction
Pasco County, Board of County Commissioners