

River Crossing General Membership Biannual Meeting minutes: Oct. 18<sup>th</sup>, 2018

Meeting opened at 7:15 PM.

Brian Bickerton, RC HOA secretary, was speaker for the meeting. Brian acknowledged to the membership that past president Alan Schwartz had resigned as the president and resident agent of RC HOA Association units 1-10 on Wednesday, October 17, 2018.

Brian Bickerton introduced each of the other 6 sitting board members: Donnie Hoggard, vice president; Carol Shedd, director; Ginny Cockerill, director; Pamela Marron, director; Holly Makres, Treasurer; Gina Coley, director; and HOA attorney Tiffany Grant with the community Association lawfirm of Cianfrone, Nikoloff, Grant & Greenberg, PA. (<http://www.attorneyjoe.com/>, 727-738-1100; 1964 Bayshore Blvd. . Suite A; Dunedin, FL 34698.

Brian reminded membership of the River Crossing website, [www.RiverCrossingFl.com](http://www.RiverCrossingFl.com) and told membership that an FAQ of information to be discussed would be placed on the website.

River Crossing homeowner Cheryl Camaratta asked to have her name listed to homeowners being considered, voted on as a member of the River Crossing HOA board. Instruction was given to homeowner membership presents to add Ms. Camaratta's name to ballot.

Three additional homeowners, Carlos Angel/Lot 153, Jeff Schuyler/Lot 172 and William Sheperdson/Lot 70 were already on the ballot. Carlos Angel stated he did not want to be on the HOA.

Homeowners had received a ballot upon signing in and updating their information prior to the meeting. Ballots were completed, picked up and tallied.

There was a question whether past president Allan Schwartz had resigned from the River Crossing HOA Board as president and registered agent but it was not determined yet if he would still be on the board. Brian stated he would have this clarified within the next few days. Question was brought up about no elections since 2015. The member wanted the entire board to be elected and voted on again. Attorney Tiffany Grant stated that the four board positions that were recently filled were appointments from the board and this was acceptable.

Holly Makres, Treasurer, went over most recent numbers she was able to accumulate as far as expenditures and income. See summary notes attached. Ms. Makres stated that this was all information she had available and that she has not been able to obtain access to Wells Fargo account that appears to have a \$50,000 and \$10,000 money market account for reserves. Ms. Makres did receive access recently to the Bank of America checking account.

Question was brought up about a quorum or 30% of 361 homeowners present at the biannual meeting. Pam Marron and Holly Makres tallied households available at the meeting and 64 households were present. However Atty. Grant stated that the membership present could state wishes to approve or not approve sitting board. Member questioned why the sitting vice president, Donnie Hoggard, was not running the meeting. Brian deferred to Donnie and it was stated Donnie had no intention of becoming president and had agreed to Brian running the meeting. Member was satisfied.

Atty. Tiffany Grant explained the issue of the expiration of the Marketable Record Title Act (MRTA) [http://leg.state.fl.us/Statutes/index.cfm?App\\_mode=Display\\_Statute&URL=0700-0799/0712/0712.html](http://leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0700-0799/0712/0712.html) for the River Crossing HOA. Ms Grant stated that the articles are still in place and the bylaws and declaration stay the same. However, MRTA must be extended prior to 30 years from the initial recording of documents. Since River crossing documents were initially recorded on July 24, 1986 and no extension was applied for, River Crossing documents expired on July 24, 2016. Attorney Grant has done the MRTA process for approximately 40 HOA's. (Though the total cost was not stated to the members, prior to the meeting, Atty. Grant informed the existing RC HOA board that the total process would cost approximately \$10,000.) Disclosed to the membership was that \$3500 would be the attorney fee portion and the other \$6500 would be from sending out approximately 80 pages of documents to 361 homeowners twice once for the initial and one for the final and retrieving an approval. A simple majority of homeowners would need to approve the MRTA extension by sending back a consent form that would legally allow all River Crossing HOA documents to be valid. Atty. Grant stated that she would need two weeks to draw up the paperwork, it would need to be sent out via certification to all homeowners and then sent to the state for review. Time frame for the state to review is maximum 60 days. From start to finish, MRTA process is estimated to take approximately 4 months.

Attny. Grant also stated that MRTA submission should be exactly as is and not to change restrictions during submission. Changes to restrictions, bylaws can be done afterwards so as not to cause problems.

The results of the election are as follows: Jeff Schuyler/lot 172 will fill the ninth seat of the board. If Alan Schwartz will not continue as a board member, William Shepherdson will fill Alan's spot on the board.

It was explained that there are tiered 3/2/1 years for board members to serve and that three seats should be elected on every year so that old and new board overlap.

A question was brought up about funds in the bank and upkeep of the books. Atty. Grant stated that because HOA working funds were less than \$60,000, a budget could be done with cash receipts and disbursements method.

A member brought up a suggestion of emailing MRTA documents to homeowners to be considered.

Clarification that the yearly HOA fee could go up 10% a year is in current declarations. Confirmed that vote by homeowners is not needed unless the increase was over 10%.

A member brought up issues about storm water drainage and Donnie Hoggard who has been working with Pasco County Commissioner Mike Wells and Alan Schwartz on this issue for River Crossing stated he would follow up with Commissioner Wells on this issue. Donnie also stated he would ask the county about problems with the county paid repaving a few years ago that has resulted in tar/rocks coming onto property of homeowners.

Homeowners were made aware that our board is working on their issues and have only recently come together to get work done.

Thanks from three homeowners on meeting and organization of group was stated publicly.

A move to adjourn the biannual meeting was done at 9:45pm.

