

January 9, 2019 River Crossing HOA Board Meeting

Meeting convened at 7:08 PM.

Brian Bickerton, Holly Makres, Pamela Marron, Gina Coley, Carol Shedd, Donnie Hoggard, William Shephardson and Jeff Schuyler were present. Ginny Cockerill was not present.

Committee notes are brief. MRTA direction and dues notice information are primary topics this evening.

Treas. Report: Bank of America HOA account balance: \$28,041.62

Concerned that attorney Hayes has not provided invoice for all of his services in 2018. Brian Bickerton has requested this many times over last three months and been told by the attorneys secretary that they are preparing this. Donnie Hoggard stated that he would contact attorney Hayes regarding the invoice. Donnie texted attorney Hayes while at HOA meeting.

Holiday landscape has also not provided current invoice nor list of services and cost for future work.

Grounds committee: Donnie Hoggard requested from Pasco County Commissioner Mike Wells when street sweeping would be done, if there would be flashing lights along River Crossing Boulevard where walk areas have been placed, and update on flooding issue in River Crossing. Donnie Hoggard stated he would let us know when street sweeping would be done so that we can notify homeowners/tenants that no vehicles should be on streets during this time.

The River Crossing HOA board requires contracts for all services. Contracts will be worked on in January and February 2019.

Brian Bickerton and William Shephardson are getting contracts for Pats Lawncare, sprinklers and need 2 other bids.

Deed restrictions: need to utilize Pascoe County code enforcement to enforce having vehicles removed from streets. This problem has grown worse. Pasco County Sheriff's can enforce removing cars from streets as this is a Pasco County ordinance.

Gina Coley went over the letters sent out to all residents. They included a notification about the April 4 Annual General Meeting open to homeowners and tenants in Units 1-10, the HOA Dues Notice showing increase to \$170/yr and that dues are needing to be in by January 31, 2019, a return envelope for the dues, the garage sale flyer, "It's That Time Again!" reminder of deed restrictions and the 2018 expense report. Brian Bickerton stated that incoming checks would be cashed quickly.

Minuteman Press did all printing. Costs below and also for MRTA printing.

Above-noted letters:

\$330/printing  
\$139.23/envelopes  
\$469.23 total

MRTA documents for all 359 residents:

\$712.77/printing  
\$65/envelopes  
\$358/stamps  
\$1135.77 total

MRTA meeting is February 6 at 7 PM at Timber Greens Clubhouse. This meeting is open to 359 River Crossing units 1-10 homeowners only.

Process was explained to HOA board by Brian Bickerton per attorney Tiffany Grant. Documents are separated by the unit number 1-10 that 359 homeowners live in. Homeowners must sign page 4 and state yes or no, they want deed restrictions to be renewed (revitalized) or not. Page 4 must be sent back to physical address (Pamela Marron, 5913 Fall River Dr; New Port Richey, Fl. 34655) or homeowner must bring page 4 to the Feb. 6<sup>th</sup> meeting. It was expressed that ensuring that River Crossing keep deed restrictions will help to keep our home values up. HOA board was instructed to insert an envelope under page 4 and instruct homeowners to bring form to meeting or send it in ahead of meeting. Additionally, homeowners needed to initial by their name on list that each HOA board member was given for unit numbers to visit that the homeowner had received the MRTA document delivered in person. If we are unable to reach the homeowner in person we will be delivering the MRTA document to the homeowner by mail. HOA board members would attempt to re-deliver MRTA documents to homes until January 17.

Pam Marron will make sure that a note stating River Crossing HOA board members will be coming door to door to all homeowners in units 1-10 to deliver as many of these MRTA documents in person and post this on [www.RivercrossingFL.com](http://www.RivercrossingFL.com) website, Nextdoor.com and on the River Crossing Home Owners Association Unit 1-10 Facebook page.

Brian Bickerton will be asking attorney Tiffany Grant any following questions and on more detail below:

- can the form be completed and signed and given back to us? (Yes was the answer received following day.)
- Brian Bickerton confirmed that the dues do not need to be paid in order to sign the MRTA document.
  
- Gina Coley reiterated the number of affirmative votes needed for approval per units one through 10:
  - 33 lots for units one and two
  - 30 lots for unit three
  - 9 lots for unit four
  - 31 lots for unit five
  - 23 lots for unit six
  - 11 lots for unit seven
  - 40 lots for unit eight
  - 5 lots for unit nine
  - 4 lots for unit ten

Pam Marron brought rendering of needed signs from Space-Age Signs to proof and approve. For signs are needed: three for annual meeting and one for monthly board meetings. Signs are double-sided and date and time area is erasable. Additionally, three heavy-duty metal sign holders are needed. Copy for the signs was decided on.

Meeting was adjourned at 8:34 PM.