

River Crossing Home Owners Association, INC

P.O. Box 1417

New Port Richey, FL 34655

### August Board of Directors Meeting Minutes

- Meeting was called to Order August 27<sup>th</sup> at 7:05 PM in the Timber Green's Library
- Members Present:
  - Brian Bickerton, DC, Secretary
  - Holly Makres, Treasurer
  - Gina Coley, Director
  - Pam Marron, Director
  - Christian Isaly, Past Treasurer, Invited Guest
- We agreed that this would be an informal HOA Board of Director's Meeting. We only had four (4) Directors present in attendance at this previously scheduled Board of Director's Meeting, which is not a quorum.
- We began the Meeting with a question and answer session with the Past Treasurer, Christian Isaly.

Christian began by informing us that in previous years it takes \$55K to run this association, which is what we take in, in Dues.

He stated that the Dues have remained the same for as long as he can remember.

Christian stated that a few years ago, there was \$100K in the Reserve Account, but that a large amount was used for the Pond Fountains, and Benches around the Ponds.

Christian told us that he can not remember a Mandatory Annual Audit ever taking place, although he stated that tax returns were filed with the Government.

We Discussed other Bills, Costs, and Accounting Items that remained on his personal laptop computer. He downloaded them on a Thumb Drive, for Pam to sort through, and organize.

He provided us a copy of a Letter, written by a Resident, and sent to the State, with complaints regarding the operations of the HOA, and directly involved other residents, as well as the HOA President, Allan Schwartz. His reason for informing us, was his concern that we were not aware of the letter, and complaints, and felt that it was important for us to be aware, since we are current Directors of the Board. He informed us that Allan contacted him, the Past Treasurer, and asked him to sit down with Allan to write rebuttal statements regarding this Home Owner's Complaints.

Christian told us that previous HOA Board Meetings were not regularly scheduled, but did take place from time to time.

He informed us that many hours were spent with him and Allan updating the Mailing Lists, and Dues Paid list, which was not an efficient use of time.

- We thanked Christian for his time, and welcomed him helping Holly, the current Treasurer, as she works to update the Accounting Records.
- We discussed that we previously agreed to hold HOA Board Meetings as Scheduled, as long as we have a quorum present.
- We discussed that the Secretary has not been provided the Official Stamp, but has received the key to the PO Box; The Treasurer has not been added to Access the Wells Fargo Account, has not been given tools to perform her duties, such as being given All of the checks, deposit slips, copies of Estoppels and Dues Payments, Current Itemized Bills, Invoices, and ALL requirements needed to perform her Duty as Treasurer, as Stated and previously Discussed in the Articles of Incorporation.

- Pam discussed her conversations with other Management Companies regarding helping us to better organize the HOA, and even had a very positive conversation with an HOA Attorney Firm, that has offered to meet us, and assist us with the Legal Aspects of Running an HOA.
- Discussion took place regarding the Painting of the wall, the fact that Five Star Painting hired subcontractors to perform the painting, several residents did not have sufficient time to clear the wall, and others are being allowed to paint the wall themselves. This brings up a point of the warranty that we we're provided, with questions as to how that works when Residents Paint it themselves. We voiced our concerns that the quality of the work was less than what we had expected, but Allan had written them a check for the remainder, before these concerns were addressed. They were also retained with a check, before all members voted to approve them, initially.
- Gina will send us proofs of the Meeting Notice Post Card for the Bi Annual Meeting which will be October 18<sup>th</sup>, as previously discussed and agreed upon by Board Members. These will be mailed out, giving Residents One Month Notice before this Meeting. We also discussed going Door-to-door inviting Residents to attend the Meeting.
- We all agreed that this Informal Meeting was beneficial in helping us to be better organized, and look forward to the Bi Annual Meeting in October.
- The Next HOA Board of Directors Meeting is Scheduled for September 24<sup>th</sup> @ 7 PM at Timber Green's Clubhouse.
- Meeting was adjourned at 9:30 PM.

Minutes Respectfully submitted for Board Approval.

*Brian Bickerton, DC*

Brian Bickerton, DC Secretary, River Crossing Home Owner's Association, INC.