



**BOARD MEETING
THURSDAY, JUNE 21, 2018, 6:30PM
RIVERVIEW CIVIC CENTER**

Directors in Attendance (established a quorum)

Mark Bowes	President
Ron Del Savio	Vice President
Clifford Reiss	Treasurer
John Cirello	Secretary

Jen Robertson, LCAM Excelsior Community Management

Call to Order

Mark called the meeting to order at 6:30pm

Confirmation of Proper Meeting Notice

Cliff confirmed meeting notice was posted on the community bulletin board more than 48 hours in advance in accordance with Florida Statute.

Previous Meeting Minutes

Mark motioned to approve the Board meeting minutes from April 24, 2018. John seconded, vote was all in favor.

Financials

The May 2018 financials were reviewed. Nothing Significant to note.

Approved Via Email

1. ACC Approval- 8917 ACC- Dumpster in the driveway extension till 6/30/18- 06-07-18
2. ACC Approval 8944 ACC- Play structure behind the home. Must be shingled and painted to match the home. – 06-07-18

Old Business

- Amendments to the Declaration-
 1. Fine amount- change language to follow state statute- This was previously amended in 2009. No further action will be taken on this.
 2. Prohibit sex offenders and predators- To be determined.
 3. Allow pavers under section 8- The Board agreed this would be an amendment presented to the membership.
- CC&R Sections – Cliff presented a handout for Board discussion. The Board reviewed the handout and agreed to make changes to some of these sections by way of an amendment that will be presented to the membership for a vote. Jen will work with the attorney to draft the language.
 - Article VII/ Section 1- Signs – will be addressed as ACC Guideline
 - Article VII/ Section 6 (as Amended)- Appurtenances – will be addressed as ACC Guideline
 - Article VII/ Section 7- Storage of Vehicles – attorney opinion needed
 - Article VII/ Section (as Amended)- Dwellings (includes sidewalks)- amendment needed for pavers
 - Article VII/ Section 15 (an Amendment)- Rental Restrictions – attorney opinion needed

Resident Open Forum

General conversation on deed restrictions



New Business

- Towing- Towing will not be used as a means of enforcement at this time.
- Common Area Trees- Ron motioned to approve the proposal from Arborist Aboard for \$1,350 to have the 10 common area tree canopies elevated. Mark 2nd, vote was all in favor.
- Community Landscape and Maintenance- Ron presented a plan to enhance the front entrance of the community along McMullen Loop. Jen suggested the community investigate a grant with Hillsborough County to offset the cost of this project. Ron and Jen will work together on this project.

Adjourn

Mark motioned to adjourn at 8:13pm. Ron seconded, vote was all in favor.

Next Scheduled Board Meeting Date

TBD