



**RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
WAS HELD OCTOBER 12th, 2021, BEGINNING AT 6:00 P.M.**

The Board of Directors meeting of River Plantation Community Improvement Association, Inc. was held on the above date and time.

Directors Present: Jamie Goodman, Linda Vandever, George Gilmer, Jaime Barnes, Linda Schneider, Georgeann Woodring and Doug Skinner.

Directors Not Present: Denise Horner and Michael Pait

Also in Attendance: Tristan H. was present representing Crest Management Company.

EXECUTIVE SESSION

Call to Order: Due notice having been given and a quorum being present, the Executive Session was called to order 6:02 p.m.

A motion was made, seconded, and carried to adjourn to Open Session at 7:05 p.m.

OPEN SESSION

Executive Session Summary: The Board reviewed the Holt and Young Attorney Status report and the Hoover Slovacek File Histories report. In addition, the Board reviewed the Enforcement Action Report/Deed Restriction Violation Report.

Approval of Minutes: The Board of Directors reviewed the minutes from the September 28th, 2021, meeting.

A motion was made, seconded, and carried to approve the minutes as written from the September 28th, 2021, Board meeting.

Financials: Director Barnes gave the financial report for the August Financials.

BUSINESS:

Committee Reports:

Grounds and Maintenance: Director Goodman gave an update on light repairs at the front entrance that were completed. Westco is to be going around and helping remove pine needles from the parks. A new landscaping company would be taking over for force mows for the yards not in compliance.

Park and Pool: Director Goodman discussed the need for additional bids for the pocket park, to ensure safety of the children who play at the park. The playground equipment had arrived and would be getting installed on the 20th of October.

Safety and Security: Nothing to report.

Special Events- Director Goodman discussed was special events that would take place in the upcoming months.

Communications and Technology: Director Goodman discussed the update on the new website, that it had officially launched and active.

Architectural Control: Committeeman Duffy discussed the approvals and denials for the ACC committee.

Compliance: Director Goodman discussed that 260 violation letters were sent out in the month of September.

Historical: Nothing to report.

Policy and Procedures: Director Goodman the approval of an email blast for the new policies that went along with the new property laws.

Flood Committee: Nothing to report.



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209 Hearing Results:

The board reviewed the status for the below account:

2560200069- Homeowner requested that the board waive legal fees from a previous year. The board listened to the homeowner and the Board agreed to waive \$104.11 from this homeowners account.

PRESIDENTS REPORT:

Director Goodman discussed the option of the website and the new policies. There is a complaint system on the new website, where homeowners can anonymously submit comments, concerns and complaints directly to the Board.

Enforcement Actions:

The Board reviewed 1 Authorization to File Lawsuit or Intent to Foreclose from Holt and Young.

A motion was made, seconded, and carried to approve the 1 authorization.

The Board reviewed the Enforcement Action Report.

After review, a motion was made, seconded, and carried to refer 9 accounts to the attorney for deed violations.

AR Report/Collections:

The Board reviewed the Accounts Receivable Report.

After review, a motion was made, seconded, and carried to send 160 late notices for past due accounts.

Concrete Park Bids: The Board reviewed three separate bids for the concrete repairs/ asphalt restoration at the sports park.

Pavecon: \$90, 475

The Paving Agency: \$86, 403.00

J. Schmitt: \$4,450 for the basketball court only

The Board discussed having Pavecon handle the work for the Association but wanted to counter their bid. Will be discussed at the new board meeting.

Force Mow Contract: The Board discussed the Westco force mows, and while they are not proceeding to the RPCIA's standards.

A motion was made, seconded, and carried to approve LEI to handle Force Mows from this point on.

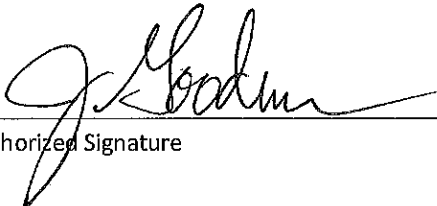
Pocket Park Fence Bids: The Board reviewed the bid from Houston Fence Company- as they were the only one who could get their bid done in time. At this time, the Board has tabled this discussion while another bid is acquired.

OWNER Q&A FORUM:

No homeowners addressed the board this meeting.

Scheduling of Next Meeting: The next meeting will be held in person on November 9th, 2021.

There being no further business to come before the Board, the meeting adjourned at 8:18 p.m.



Authorized Signature

11-9-2021

Date