



**RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 13, 2022, 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, Matt West, Georgeann Woodring, Doug Skinner, Denise Horner, and Linda Schneider.

Absent: Linda Vandever and Michael Pait.

Also in Attendance: Tammy McMillan and newly assigned Community Manager Amber Janszak 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 6:05 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 AR Collection Report, Enforcement Action Report/Deed Restrictions, the Holt Tollett Attorney Status Report. The Board also discussed ongoing litigation strategy.

Hearing – Account 2560300109: The Architectural Committee Chair reviewed the submissions from the owner and explained the reason the EMR was denied including missing information and finally the radius of the circular driveway does not meet the community guidelines. The Architectural Committee Chair also explained the lot size is too small for a circular driveway that meets the community guidelines.

The Board of Directors next heard from the Owner (Account 2560300109) who had a spokesman, Mr. Brown speak on her behalf. He explained the driveway was needed and asked what can be done for her to get a variance to have the circular driveway.

After consideration, the Board of Directors unanimously agreed to uphold the decision of the Architectural Committee to deny the request for a circular driveway.

Approval of Minutes: The Board of Directors reviewed the minutes from the August 9, 2022, meeting. After review, an edit to the minutes replacing “Mr. Mike Lee” with “Mr. Lee” was needed.

A motion was made, seconded, and carried to approve the minutes as amended.



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Financials: The July financials were not reviewed this meeting.

PRESIDENTS REPORT:

Director Goodman asked the Board to consider holding the Bi-Annual meeting at the Red Building and invite homeowners to an informal meeting giving owners the opportunity to meet and become more familiar with the Board Members. The Board agreed unanimously to hold the Bi-Annual meeting at the Red Building.

Director Goodman contacted Commissioner Riley about speeding in the community. Incidents in the community where speeding was involved have increased dramatically. Striping of the road along Raleigh and River Plantation Drive is on the schedule before the end of the year.

Director Goodman was approached by a charity, Clothed by Faith. They want River Plantation to hold a clothing drive to benefit families in need, specifically children, a week's worth of gently used or new clothes. The Board agreed unanimously to the event.

Committee Reports:

Grounds and Maintenance: Director Goodman reported the rain prevented the need for hiring of a water truck. More trees need to be cut and that work is ongoing. The irrigation at the front of the community has some issues and need work. Additionally, many of the parks need to be cleaned. Director Goodman recommended a volunteer cleanup day.

Park and Pool: Director Goodman announced the pool is now closed for the season. This year proved to be challenging due to the nationwide lifeguard shortage. Repairs to a water well housing box is needed. The signpost is back ordered but should be in soon.

Safety and Security: Director Goodman spoke to Mark Dunham, an Agent with the FBI about recent scams perpetrated on some of River Plantation elderly homeowners. Director Goodman would like to invite him to speak during the Bi-Annual Meeting. Commissioner Riley has been made aware there is an increasing issue with speeding in the community and will see what action can be taken to have patrols out in force to ticket offenders. The Board discussed lowering the speed limit to 25 miles per hour from 30.

Special Events- Director Goodman reviewed upcoming events.

- Shredder Day – October 15th
- Fall Garage Sale – October 22
- Falloween Decorating Contest Judging – October 31
- Santa at the Gazebo – December 17
- Christmas Decorating Contest – December



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Communications and Technology: The newsletter is ready for distribution after the Bi-Annual Meeting details are added.

Architectural Control: Seven (7) approvals, nine (9) EMR's are pending, and eight (8) denials were decided last month.

Compliance: Director Skinner reported there were 550 notices sent. 62 were closed and 488 are still open.

Historical: Nothing to report.

Policy and Procedures: A draft relating to regulation/restrictions of short-term rentals is in progress.

Flood Committee: Nothing to report.

BUSINESS:

Enforcement Actions:

The Board reviewed the AR Collection Report.

After review, a motion was made, seconded, and carried to refer all accounts owing more than \$500.00 to collections law firm, Holt Tollett.

The Board reviewed Authorizations to file Lawsuit from collection law firm, Holt Tollett.

After discussion, a motion was made, seconded, and carried to approve the Authorization to File Lawsuit for Judicial Foreclosure for owner Accounts: 2560200028, 2560500100A, 2560300075, 2560800207, and 2560900566.

The Board reviewed Authorization to Auction Property at Foreclosure Sale for Account 2560100182.

After review, a motion was made, seconded, and carried to approve the Authorization to Auction Property at Foreclosure Sale.

The Board reviewed the Enforcement Action Report/Deed Restrictions presented by Crest Management. The Board directed Crest Management to close the following deed violations for accounts: 2560100354, 2560900374, and 2560200058.

After review of the Enforcement Action Report, a motion was made, seconded, and carried to refer the following accounts to the attorney for deed violations:

2561000090, 2560400110 (2 violations), 2560400101, 2560400027 (3 violations), 2560800179, 2560400052, 2560900464, 2560900428, 2560200066, 2560500132, 2560300017, 2560300109, 2560500011, 2560400157, 2560100055, and 2560500057 (2 violations).



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Enforcement Actions (continued):

The Board directed Crest Management to close the following violations for yard maintenance and send force mow notices to the following accounts: 2560100215, 2560400016 and 2560300017.

The Board directed Crest Management not to extend further the violations for account 2560400108.

Homeowner Forum - No owners addressed the Board during this meeting.

Scheduling of Next Meeting: The next Board meeting is scheduled for October 11, 2022.

There being no further business to come before the Board, the meeting adjourned at 7:45 p.m.

Authorized Signature and Date: