



**RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JUNE 13, 2023, 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, Georgeann Woodring, Doug Skinner, Denise Horner, and Linda Schneider.

Absent: Michael Pait and Matt West.

Also in Attendance: Tammy McMillan 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 6:00 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, the Enforcement Action Report/Deed Restriction Report and the Attorney Status Report and Authorizations. The Board discussed litigation.

The Board discussed the Crest Administrative Agreement.

A motion to terminate the Crest Administrative Agreement was made and the Board unanimously voted to move forward with the termination.

A hearing was held (Owner Account 2560800105) with an owner who wanted the Board to grant a variance for an EMR that was denied.

Approval of Minutes: Tabled. Minutes were not provided for this meeting.

Financials: Preliminary May financials were reviewed.

ACTION ITEMS: Four checks were received from State Farm from the accident and damages to the bridge. Crest Management was directed to contact State Farm to see which check should be deposited and which checks should be voided.

Budget: The 2023-2024 Budget was presented and reviewed.

After review, a motion was made, seconded, and carried to approve the 2023- 2024 budget.

Rate of Fees: The fees for the fiscal year 2023- 2024 are as follows: Trash Fee is \$15.00, the Maintenance Fee is \$63.00, and the Service Fee was raised to \$173.00 for a total of \$1004.00 annually.

Club/Pool Information: The pool is empty and after inspection needs new plaster. So far the RPCIA has spent \$3600.00 on this project.



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Election of Officers: The Officers for 2024 are as follows:

Jamie Goodman – President

Douglas Skinner – Vice President

Matt West – Treasurer

Linda Schneider – Secretary

Denise Horner – Director

George Gilmer – Director

Linda Vandever – Director

Georgann Woodring – Director

Michael Pait – Director

BUSINESS:

Committee Reports/Assignments 2024:

Grounds and Maintenance: This Committee will be divided into 3 sections of responsibility and the following Board Members are assigned:

- 1) Entry at I 45, Tom Phillips Park and the Red Building – Georgann Woodring
- 2) Sports Park and Hummingbird Park – Jamie Goodman
- 3) The 52 community parks – Denise Horner

Park and Pool: Jamie Goodman

Safety and Security: Linda Schneider

Events- Danny Moss

Communications and Technology: Jamie Goodman

Architectural Control: Ann Thomas

Compliance: Doug Skinner

Historical: Jaime Barnes

Policy and Procedures: All Board

Flood Committee: Jaime Barnes

PRESIDENTS REPORT:

Director Goodman reported the pool area continues to experience break-ins. She has been called numerous times from the alarm company and it was determined the contact list needs to be updated.

Director Goodman reported on upcoming 4th of July event donations and Coffee with Friends coming up.

Enforcement Actions:

The Board heard an appeal from Owner (Account 2560800125) during Executive Session.

After consideration, the Board denied the owners request for a variance and upheld the ACC decision to deny.

The Board reviewed the Enforcement Action Report/Deed Violations.

After review, a motion was made, seconded, and carried to refer 35 accounts to the attorney for deed violations.

The Board reviewed the AR Collection Spreadsheet.

After discussion, a motion was made, seconded, and carried to approve referring 160 accounts to Holt Tollett for nonpayment.

The Board reviewed the Holt – Tollett status report and Authorizations for Foreclosure Suit.

After review, a motion was made and unanimously carried to approve 16 Authorizations for Foreclosure Suit.



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Homeowner Forum:

An owner reported they did not receive the quarterly statement.

An owner wanted to recommend names for the additional pool at the Club.

An owner wanted to know if homeowners can take responsibility for surveying the community parks.

Mr. Munoz wanted to volunteer for Committees.

An owner complained they have not received pool tags.

A motion was made, seconded, and carried to adjourn to Executive Session and dismissed Crest Management at 7:44 p.m.

EXECUTIVE SESSION

A motion was made, seconded, and carried to adjourn to Open Session at 8: 10 p.m.

Executive Session Summary: The Board discussed the new Management Contract.

Scheduling of Next Meeting: The next meeting is scheduled for July 11, 2023. The Board requested Tammy McMillan from Crest attend this meeting.

There being no further business to come before the Board, the meeting adjourned at 8:20 p.m.

Authorized Signature

Date