



**RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION
BOARD OF DIRECTORS EXECUTIVE/ OPEN MEETING
January 14, 2025, 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, Doug Skinner, Linda Schneider, and Katie Fisher in attendance. Georgeann Woodring, Denise Horner and Matt West were absent.

Also in Attendance: Bobbie Lopez with Somerset Associations 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.

Executive Session Summary: - The Board discussed deed restriction violations, including force mows; Delinquency and Legal Status Reports.

A motion was made, seconded, and carried to adjourn Executive Session, to Open Session Meeting 7:12pm

OPEN SESSION

Approval of Minutes:

Director Fisher made a motion made to approve November 12, 2024 Meeting Minutes on the condition that the revisions regarding street sign was made and Director Skinner seconded the motion. Board voted all in favor.

Financials: November financials were reviewed. Director motion was made to approve the November Financials and Director seconded. The board voted all in favor.

Grounds and Maintenance:

Bridge Repairs- Director Goodman reported that the board is working on bids to repair the bridge. There were several construction defects that need to be addressed. The 3rd bid received was close to \$70K.

Tennis Court Lighting- Director Goodman reported that the lights at the tennis court need repairs. There are 2 post that need rewiring, because they are so brittle.

Park and Pool: Pool Repairs- Director Goodman reported that there is constant running water at one of the community pools. To avoid burning motors the Trident Pool Company is monitoring.

Special Events: Director Goodman reported that Coffee with friends will be cancelled due to inclement weather. Future events will be posted on the RPCIA website.

Communication & Tech: Director Goodman reported that the board will work on updating information on the RPCIA website.

Club/Pool Information: No reports at this time.

Architectural Control: ARC Committee reported 1/3 of ACC Applications were denied due to missing information. The ARC Committee continues to work on applications every week.

Compliance: All Force Mows have been issued and Bobbie will continue monitoring habitual violations. Director Skinner reported 183 letters via Inspections R'Us. Inspections are us will be out twice 2x a month.

Historical: No Reports at this time.

Policy and Procedure: No reports at this time.

Flood Committee: Director Goodman reported their next meeting is February 11, 2025



President Report:

Director Goodman discussed the concern of the Stewarts Creek erosion. She met with County Commissioner to go over areas of concern. County Commissioner will continue meeting with her until a resolution can be obtained.

Director Goodman reported that she has received two (2) new building bids. Pending Board review.

Homeowner Forum:

An owner complimented the board for all their hard work and due diligence.

An owner inquired of roof over the bridge and asked if the board researched if it was a historical site. Director Fisher stated no. She also asked if meetings signs were posted. The board stated yes.

An owner inquired how long do they have after a disaster to resolve violations.

An owner inquired about a pool

An owner introduced himself as a new homeowner to the community . The board welcomed him.

An owner inquired about the front entrance being closed on January 23rd due to railroad repairs.

A motion was made, seconded, and carried to adjourn the Open Session Meeting at 7:50 p.m.

There being no further business to come before the Board, the meeting adjourned 7:52 p.m.