

RIVER FOREST PROPERTY OWNER'S ASSOCIATION
BOARD OF DIRECTORS

February 21, 2006

MINUTES

ATTENDING

Albert Miller
Brian Seymour
Cheryl Giannunzio
Herb Floris
Robert Pierce

Gary L. Tresnowsky, Manager with Advantage Property Management

1. CALL TO ORDER

The First Meeting of the River Forest Property Owner's Association (RFPOA) was called to order by Gary L. Tresnowsky, Manager with Advantage Property Management, at 7:00pm. A quorum was established with all 5 directors present.

2. ELECTION OF OFFICERS

Gary Tresnowsky acted as chair for the election of officers

Albert Miller was nominated for the office of President, and with no further nominations, elected to the office of President by acclamation.

Brian Seymour was nominated for the office of Vice President, and with no further nominations, elected to the office of Vice President by acclamation.

Robert Pierce was nominated for the office of Secretary, and with no further nominations, elected to the office of Secretary by acclamation.

Herb Floris was nominated for the office of Treasurer, and with no further nominations, elected to the office of Treasurer by acclamation.

Upon conclusion of the election of officers, Gary Tresnowsky passed the chair to Albert Miller, to conduct the remainder of the meeting

President Miller invited each of the newly elected officers to address the residents present.

AMMENDMENT OF
AGENDA

Motion made by Miller and seconded to amend the Agenda as follows:

- Add item 3a "Liens on homes 60+ days in arrears", 3b "Homes not in the Association", 3c "Residents in arrears to loose storage privileges", 3d "Authorize Advantage Property Management to enforce association rules" (Advantage Property Management will subsequently referred to as APM)
- Delete item 7a
- Add item 7c "Financial Audit", and 7d "Mailing of Association Documents to members"
- Renumber item 11 ["Open to Members for Questions & Comments"] to be item 12
- Add item 11 "No Wake Zone"

Motion Carried

3. MANAGEMENT
COMPANY

Motion by Pierce and seconded to open discussion to residents present, for a maximum of 3 minutes per speaker, for items being discussed by the board, once a motion is made and seconded. Discussion was limited to the subject of each motion.

Motion Carried

a. Liens on homes
60+ days in arrears

Motion by Miller and seconded to send a "last chance" warning letter to residents late in paying quarterly dues. Motion Carried as Amended

Amendment: Letter to be distributed to all residents and address general issues of compliance with association rules. Letter to be drafted by the President. Letter to be included with mailing of Association Documents (referring to amended documents recorded 12/27/2005 with the Martin County Clerk). Amendment Carried

Motion by Miller and seconded to send a second letter to residents 61 days or more late in paying quarterly dues. Motion Carried

- b. Financial Status **Motion** by Miller and seconded to discuss Financial Status. Motion Carried
The financial records for 2005 were provided by Director Giannunzio to Treasurer Floris.
- c. Audit **Motion** by Giannunzio and seconded to discuss audit.
Discussion: Cost for the full audit would be \$3900 and cost of an immediate review would be \$2200.
Motion Tabled
- d. Mailing of Association Documents to members **Motion** by Miller and seconded to mail Association Documents to members and also include minutes of the Board Meeting held 2/22/06, current financials, and letter from the President regarding general issues of compliance with association rules.
Discussion: Cost for mailing estimated \$1600. APM normally charges 15 cents per page. An outside service can provide copies at 4 cents per page.
Motion Tabled
8. LETTER OF INTRODUCTION FROM THE BOARD TO ALL RESIDENTS Motion by Miller and seconded to table item 8 and proceed to next agenda item. Motion Carried [Item 8 Tabled]
Discussion: In view of mailing already approved as part of 7d, item 8 has been covered to some extent. Board would also like to investigate further lower cost options for making copies.
9. LETTER OF THANKS TO THE TRANSITION COMMITTEE Motion by Miller and seconded to table item 9 and proceed to next agenda item. Motion Carried [Item 9 Tabled]
Discussion: Board members Miller, Giannunzio, and Seymour suggested letter be drafted by board members not on Adhoc Committee, and that letter be addressed to Adhoc Committee members not on the current board. Pierce requested Floris to assist in drafting letter, to be presented to board for motion to approve at a later date.

10. COMMITTEES **Motion** by Miller and seconded to discuss committees. Motion Carried

Discussion:

- Tresnowsky stated that it is a power of the association president to establish committees and appoint members.
- Pierce provided a list of potential committees: Clubhouse, Boat Storage, Roads & Grounds (drainage), Grievance [as required by FL law], Communication.
- Treasurer Floris discussed the function and merits of adding a committee for the weight room in the clubhouse.

President Miller appointed Betty Floris to chair the Clubhouse Committee.

- Tresnowsky reported that a monitor candidate was recently identified, but declined the position.
- Giannunzio stated that Lori, who currently maintains the website at www.riverforesthwa.com, is willing to post official association correspondence, including meeting notes.

11. NO WAKE ZONE Motion by Miller and seconded to send a letter joining River Forest Marina in requesting that the South Florida Water Management district and other government authorities establish a No Wake Zone in the river next to the marina and boat slips in front of RFPOA property. Motion Carried.

12. OPEN TO MEMBERS FOR QUESTIONS AND COMMENTS Among items discussed was the need for distribution of meeting notices to residents to improve awareness, and better communication in general with residents. It was suggested that a "real estate" type sign could be placed in front of the clubhouse to announce future meeting dates and times.

Motion by Miller and seconded to Adjourn
Meeting Adjourned 9:17pm

Respectfully Submitted,

Robert Pierce
Secretary,
River Forest Property Owners Association