

RIVER FOREST PROPERTY OWNER'S ASSOCIATION
BOARD OF DIRECTORS

January 31, 2007

MINUTES

ATTENDING
Cheryl Giannunzio
Herb Floris
Robert Pierce

1. CALL TO ORDER
A Meeting of the River Forest Property Owner's Association (RFPOA) Board of Directors was called to order by Robert Pierce at 7:00pm. Cheryl Giannunzio was acting Secretary for this meeting. A quorum was established with 3 directors present.
2. APPROVAL OF PRIOR MEETING MINUTES
Motion by Pierce and seconded by Floris to waive reading and approve minutes from Board of Director's Meetings held on 10/4/2006 and 11/29/2006.
Motion Carried
3. NEW BUSINESS
 - a. Selection of New Management Company
Discussion: Management Company Selection Committee members Dennis McCallum and Kelly Rice were present to answer questions regarding the management company selection process. Dennis provided a brief presentation on the management companies reviewed by the committee:
 - Six management companies were recommended by residents.
 - After reviewing information on all six management companies, two management companies – GRS and On Account were interviewed by the committee.
 - On Account is a locally based husband and wife (Vic and Paula Visolotti) operated company. Their experience with POA management was less than GRS, having been in the business for a shorter time.
 - GRS Management is a large management company with over 10 years experience. A locally [Stuart] based manager would be assigned to River Forest. She currently manages Martin Crossing.

- GRS Management's fee will be slightly higher than Advantage at an additional \$3 per quarter per home
- Committee Recommendation is GRS

Resident Discussion:

- It was recommended that the Board review cancellation policies for the management company selected. A 60 day "grace period" was suggested
- Self management was discussed.
- Self management can be less costly and provides opportunities for residents to participate. Associations, such as St. Lucie Falls, that have been established for many years may benefit the most from self management.
- The advantage of outside management is assistance provided with community organization experience with property management
- How will the new management company handle resident calls?
- What will GRS do if more than 10 hours per week is required to handle River Forest business?

Motion by Pierce and seconded by Giannunzio to select G.R.S. Management Associates as property manager for River Forest POA

Motion Carried

- b. Request by Locks Landing to Rent Clubhouse for their Board Meetings

Resident Discussion:

- It was suggested that Rob Steiner be contacted to determine if rental to an outside organization adds new ADA requirements for building accessibility.
- Terms of rental need to be established by Board

Motion by Floris and seconded by Giannunzio to table discussion of this agenda item

- Further discussion and research of this motion is warranted.

Motion Carried

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c. Replacement of Clubhouse
Mailbox

Motion by Floris and seconded to replace the clubhouse mailbox for \$400 or less.

- Floris volunteered to install the mailbox, with help from Brian Seymour once it is purchased

Motion Carried

Motion by Pierce and seconded by Floris to add two items to the agenda:

item d – Sphere Capital quit claim deed for vacant property on Riviera

item e – Card locks on the bathroom doors

Motion Carried

d. Sphere Capital property

Motion by Pierce and seconded by Floris to accept, with the advice of legal counsel, the quit claim deed from Sphere Capital for property (ref: tax ID 12-39-40-002-062-0010.50000) located on SW Riviera Road, and to pay (if necessary) 2006 taxes on this property. Property appraisal shall be done to eliminate future property tax assessments pursuant to River Forest POA's non-profit status.

Motion to Amend by Giannunzio and seconded by Floris to suspend assessment of past POA dues to Sphere Capital.

Amendment Carried

- Dennis McCallum advised that the common area insurance carrier be contacted to determine the impact of acquiring this property

Motion Carried as Amended

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e. Card Locks on Bathroom
Doors

Resident Discussion:

- Residents remember Lennar's presentation to the Martin County Commission as including card locks on the bathrooms.
- A concern was raised about handicap access to the clubhouse through the double doors, if these doors remain locked from outside access.

Motion by Pierce and seconded by Giannunzio to determine Lennar's obligations regarding the card lock system, and review meeting minutes from the Martin County Commission when this was last discussed.

Motion Carried

4. ADJOURNMENT

Motion by Pierce and seconded to Adjourn.

Meeting Adjourned at 8:50pm

Respectfully Submitted,

Robert Pierce
Secretary,
River Forest Property Owners Association