

RIVER FOREST PROPERTY OWNER'S ASSOCIATION
BOARD OF DIRECTORS

October 4, 2006

MINUTES

ATTENDING

Brian Seymour
Cheryl Giannunzio
Herb Floris
Robert Pierce

Gary L. Tresnowsky, Manager with Advantage Property Management

Lori Knight, Regional Property Manager, Lennar

1. CALL TO ORDER

A Meeting of the River Forest Property Owner's Association (RFPOA) Board of Directors was called to order by Brian Seymour at 7:00pm. A quorum was established with 4 directors present.

2. OPEN TO MEMBERS FOR QUESTIONS

The meeting was opened to questions from the RFPOA members present.

3. APPROVAL OF PRIOR MEETING MINUTES

Motion by Floris and seconded by Giannunzio to waive reading and approve minutes from previous Board of Director's Meeting.

Motion Carried

4. TREASURER'S REPORT

Motion made by Seymour and seconded by Giannunzio to approve the treasurer's report.

Motion Carried

5. PRESIDENT'S REPORT

Motion by Seymour and seconded by Pierce to suspend the presidents report, for this meeting.

Motion Carried

6. OLD BUSINESS

a. Clubhouse Security

Motion by Seymour and seconded remove item a, and table item c on the Old Business Agenda.

discussion:

- Thermostat in Fitness Center has been moved.
- Resident reported Fitness Center has been warm.
- A suggestion was made to set the thermostat in the Fitness Center to start cooling at 4:00am.
- Common Area on Riviera is owned by gentleman from Chile. He may be interested in donating property to POA.
- Vacant property on Bonneville is not being mowed, and is near 18" limit to be in violation of county code. This property is not owned by POA.
- Pump Station on Malibu is being mowed by Palmieri.
- Jean and Dan Hardy met with Palmieri to determine if landscape contract has been followed. They have not completed this and were not present to report on progress.

Motion Carried

b. Fitness Center Rule Changes

Motion by Pierce and seconded by Seymour to add fitness center rules found on agreement form signed by users, but not adopted at the last Board of Directors Meeting. These are:

- Use of Fitness Center is at own risk. The River Forest POA assumes no liability for accidents, personal injury, including accidents or injury due to equipment failure.
- Use of clubhouse requires reservation.
- Individuals must supply their own antiseptic spray and a clean cloth to wipe down equipment.
- Work out time is limited to 30 minutes use of each piece of equipment.
- No loud music. Please use earphone devices only.
- Last person to leave is responsible to turn out lights in Fitness Center.
- Violation of Fitness Center Rules will result in suspension of privileges to use Fitness Center

Amendment by Floris and seconded by Seymour to require the use of headphones with personal music devices in the Fitness Center. Individual Use Agreement for Fitness Center will be updated with revised rule, and to include rule modifications from 8/23/06 BOD meeting.

Amendment Approved 3 to 1

(YEA's - Seymour, Floris, Giannunzio; NEA - Pierce)

Motion Carried as Amended

7. NEW BUSINESS

a. Hurricane Shutters

Motion to by Pierce and seconded by Seymour to draft an amendment to the POA Covenants and Restrictions granting the board authority to suspend requirements (Article I, item 27) that hurricane shutters be removed within 2 weeks of the lifting of a Hurricane Warning.

discussion:

- Documents do not currently allow Board of Directors (BOD) to suspend enforcement of Hurricane Shutter removal rules.
- During a severe hurricane season, enforcement of Article I, item 27 requirements may poses an unnecessary hardship on residents.
- A resident requested the process to amend POA documents regarding vehicle parking within River Forest.
- Several items within our documents, which were prepared by the builder without resident input, may require review or amendment.

Amendment by Pierce and seconded by Seymour to form a Rules Committee to recommend modifications to POA documents. Recommendations, with BOD approval and attorney review, will be put up for a vote by residents, as specified in POA documents. Motion to amend Article I, item 27 would be tabled and passed to the committee for implementation. Rob Pierce to act as BOD liaison for the Rules Committee.

Amendment Carried

Motion Carried as Amended

b. Fines for violations of community covenants and restrictions

Motion by Seymour and seconded by Pierce to implement fines for violations of community covenants and restrictions. Fines effective, following the meeting. Fines per violation, after warning letter has been sent, set at \$100 per day, up to a maximum of \$1000 per violation, as allowed by State Statute.

discussion:

- POA currently spends \$25 per violation to send violations to the attorney for resolution.
- Additional actions by Board, such as fine schedule for specific violations planned.

Motion Carried

c. Grievance Committee

Motion by Seymour and seconded by Floris to form a grievance committee.

Members appointed: committee member [name redacted], Karen Capelli (3rd member to be determined)

Motion Carried

d. Request for Girl Scout Daisy Troop to Meet at Clubhouse

Motion by Seymour and seconded by Pierce to approve request by Girl Scout Daisy Troop to meet weekly at Clubhouse, on Tuesdays from 6:30p to 7:30p. Deposit (\$500) is waived for use of clubhouse. River Forest POA business takes precedence, should a conflict with troop meeting occur. Approval is contingent on troop maintaining its liability insurance.

Motion Carried

8. CORRESPONDENCE

None

9. ADJOURNMENT

Motion by Seymour and seconded by Giannunzio to Adjourn.

Meeting Adjourned at 9:30pm

Respectfully Submitted,

Robert Pierce
Secretary,
River Forest Property Owners Association