

RIVER FOREST PROPERTY OWNER'S ASSOCIATION
BOARD OF DIRECTORS

AUGUST 19, 2008

MINUTES

ATTENDING

ROBERT PEIRCE, PRESIDENT
LAURI ROWELL, VICE-PRESIDENT
HERB FLORIS, SECRETARY
BILL SNYDER, TREASURER

1. CALL TO ORDER

The meeting was called to order by PIERCE at 6:30 p.m.
A quorum was established with three directors present. (Bill arrived at 6:48 p.m.)

2. AGENDA

- 1.. Members comments on agenda items.
2. Approval of prior Meeting Minutes
3. Treasures report
4. Association report
5. Committee reports
4. Old Business
 - a. Announcement of Ralph's resignation, and ask residents to step forward to fill the position until the next general election
 - b. Approve a special meeting to vote to amend the covenants and restriction voting standard to the same as the by-law voting standard Article IV Section B.
 - c. Approval of South Pro to maintain the Wach Lot and to maintain the newly cleared areas on Pennsylvania
 - d. River services litigation update
 - e. Transition Committee report on progress to onsite management.
8. New Business
 - a. Set 2009 budget meeting date a least 2 weeks out with enough time to notify all residents of meeting Notice for budget committee members with special Skills in financial background.
 - b. Discussion on mailer that residents received by anonymous party
 - c. Approval of Interim Job Description for Assistant to the board
 - d. Approval of Job Description for office assistant

- e. 2007 audit report
- f. Chemical feeder for the pool saving chlorine costs and pool shut downs
- g. Approval to pay for CAM training for assistant to the board
- h. Change in registered agent for sunbiz.org to board member not attorney

9. Adjournment

3. MOTIONS

Item: Members comments on agenda items.

No comments from residents.

Item:

Approval of prior meeting minutes.

Motion by Pierce: 2nd by Floris to approve July minutes. Motion passed unanimously.

Item:

Treasurer's Report

Motion by Pierce: 2nd by Rowell to table as final information from GRS was delayed. Motion passed unanimously

Item:

Association Report

Working on vendor lists and new estimates. Office getting put together, playground bench repaired, locks on bathrooms repaired, and fire extinguishers are current, fitness room contract needs to be restored, and properties in neighborhood are in pretty good shape.

Committee Reports

No committee reports at this time.

Item:

OLD BUSINESS

Announcement of Ralph's resignation, and ask residents to step forward to fill the position until the next general election

Ralph resigned a month ago and the board is looking for residents that are interested in serving on the Board especially with financial background to work on the new budget.

Item:

Approve a special meeting to vote to amend the Covenants and restriction voting standard to the same as the by-law voting standard Article IV Section B.

Motion by Rowell, 2nd by Pierce to hold a special Meeting on Sept 17th 2008 to vote to change Restrictions and covenants bylaws, articles of Incorporation to have a constant voting standard As spelled out in the bylaws
Motion passed unanimously

Item:

Approval of South Pro to maintain the Wach Lot and to maintain the newly cleared areas on Pennsylvania

Motion by Rowell, 2nd by Floris to pay a maximum Of \$135.00 to clear yards and \$85.00 monthly Maintenance and \$125.00 on the Pennsylvania areas
Motion passed unanimously

Item:

River services litigation update

August 20th 2008 Pre trial hearing, August 25th and 26th River services trial, September 23rd Docket call For Comcast part of the case, November 3rd Trial Period for Comcast portion of the trial.

Item:

Transition Committee report on progress to Onsite Management.

Office is set up, checking on insurance being up to Date. We are set up and working!!

Item:

New Business.

Item:

Set 2009 budget meeting date a least 2 weeks out with enough time to notify all residents of meeting Notice for budget committee members with special Skills in financial background.

Motion by Pierce, 2nd by Rowell to have a meeting Sept 3rd at 7 p.m. to seek volunteers for committee.
Motion passed unanimously

Item.

Discussion on mailer that residents received by Anonymous party

Board wants residents to know that it was not a Official mailer, and that no attempt has been made By the anonymous party to speak to the board About the stated issues.

Item:

Approval of Interim Job Description for assistant to the board

Motion by Pierce, 2nd by Rowell to accept job Description for assistant to the board.
Motion passed unanimously

Item:
Approval of Job Description for
office assistant

Motion by Pierce, 2nd by Floris to accept job
Description for office assistant.
Motion passed unanimously

Item:
2007 audit

Item tabled as we are waiting for final revisions
From Auditor.

Item:
Chemical feeder for the Pool saving
chlorine costs and pool shut downs

Motion by Floris, 2nd by Pierce to Pay \$454.73
To put a chemical feeder in the pool.
Motion passed unanimously

Item:
Approval to pay for CAM training
for assistant to the board

Motion by Pierce, 2nd by Rowell to pay for CAM
Training for assistant to the board and draw up
An agreement that assistant to the board will serve
Minimum of 2 years or repay the amount, effective
From the date of receiving the license.
Motion passed unanimously

Item:
Change in registered agent for
Sunbiz.org to board member not attorney

Motion by Floris, 2nd by Pierce to make current
President of POA the registered agent for sunbiz.org
Motion passed unanimously

Meeting adjourned at 8:21 p.m.

Respectfully submitted,

Herb Floris Secretary RFPOA