

RIVER FOREST PROPERTY OWNER'S ASSOCIATION  
BOARD OF DIRECTORS

May 2, 2007

MINUTES

ATTENDING

Robert Pierce, President  
Herb Floris, Vice-President  
Sheila Fernley, Secretary  
Rafael Zornosa, Treasurer

1. CALL TO ORDER

The Meeting was called to order by Robert Pierce by unanimous consent at 7:01 p.m. A quorum was established with 4 directors present.

2. AGENDA

- Call to Order
- Approval of Prior Meeting Minutes
- New Business
  - Insurance Adjustment for Card System and Cameras
  - Request by River Forest Marina Association to use Clubhouse for meetings
  - Board conduct of business (added item – see motions)
  - Clubhouse card access distribution (added item – see motions)
- Adjourn

3. MOTIONS

**Item:**  
Approval of April 18  
Board Meeting minutes

Motion by Herb Floris to waive the reading of minutes from the April 18 Board meeting and vote to accept the minutes as is. Motion seconded by Ralph Zornosa. Motion carried by unanimous consent.

**Item:**  
Insurance adjustment for  
card system and cameras  
(Clubhouse)

Motion by Herb Floris to discuss the approval of the proposed insurance policy. Motion seconded by Ralph Zornosa. Bob Zulli, GRS representative gave an over view of the proposed policy (\$1,098.14 annual premium for \$42K in coverage). August '07 all other insurance policies will come up for renewal. Review of policies will begin in early to mid July '07. Clubhouse budget has money to cover the proposed policy, but there appears to be a deficit in the insurance line item for the general budget. Board discussion. The floor was open to comments. Final Board discussion. Motion by Robert Pierce to accept the proposed insurance policy. Motion seconded by Herb Floris. Motion carried by unanimous consent.

**Item:** Request by River Forest Marina Association to use the Clubhouse for meetings (at no cost)

Motion by Herb Floris to discuss the request by River Forest Marina Association. Motion seconded by Ralph Zornosa. Herb Floris recently met with the Marina Association to discuss their request and gave an overview of that discussion. That meeting included an interest in serving as a subcommittee of the River Forest POA, since the docks will revert to River Forest POA in 99 years. Board discussion. The floor was open to comments. Final Board discussion. Motion by Sheila Fernley to deny the request by the River Forest Marina Association to use the Clubhouse. Motion seconded by Ralph Zornosa. Motion carried by a 3 to 1 vote. No motion was made regarding the Marina Association being a committee of the River Forest POA as this was not an agenda item.

**Item:** Board conduct of business (added item)

Motion by Sheila Fernley to add to the agenda and discuss the Board's conduct of business. Motion seconded by Ralph Zornosa. Motion carried unanimously. Board discussion on the need for more than one Board meeting a month or other means of improving communications among Board members and between the Board and residents. The floor was open to comments. Final Board discussion. Suggestions that will be acted on include: 1) Responses to most commonly made requests by residents will be posted on the POA website in Q&A format. 2) GRS will add the POA website on mailed documents. 3) Sheila Fernley will post a monthly newsletter on the Clubhouse bulletin board. 4) The Board will determine at each regularly scheduled monthly Board meeting if a meeting is needed before the next scheduled monthly meeting. No motion made to vote on issues related to this item.

**Item:** Distribution of cards to access Clubhouse (added item)

Motion by Robert Pierce to add the agenda and discuss the distribution of the cards to access the Clubhouse. Motion seconded by Sheila Fernley. Motion carried unanimously. GRS distributed to the Board a sample of the form that River Forest POA members must sign before being given 2 cards per lot. Board Discussion. Final testing on the security system will take place on May 3. The floor was open to comments. Final Board discussion. Motion by Robert Pierce to accept the following discussed method for card distribution: 1). Robert Pierce will draft a letter that will be mailed with the required form by GRS to all Members notifying them that the cards to access the Clubhouse are now available and the distribution information. 2). Initial distribution of cards will take place on Saturday, May 12 from 9:00 a.m. to 11:00 a.m. at the Clubhouse and Wednesday, May 16 from 5:00 p.m. to 7:00 p.m. (prior to the monthly Board meeting). 3) For Members who cannot make either of these times, contact information will be provided to make arrangements to pick up access cards. Motion seconded by Ralph Zornosa. Motion carried by unanimous consent.

4. OPEN FLOOR  
DISCUSSIONS

Resident stated that a letter had been sent to the Board requesting an exception be made to hurricane shutters being installed and left on the home for a person with a disability who must be gone during 4 months of the hurricane season. Because the request was denied twice, the resident wanted the Board to know that legal action will be taken by the resident if the Board takes action for the hurricane shutter being up during this period.

A resident stated that one house in River Forest is pistachio green with lattice fencing hides the person's garbage cans, and another house is painted bright pink.

Another resident made the following comments/requests:

- Request to have the County watering restrictions posted on the River Forest Website.
- Request to have the Landscaping Committee consider a gardening club to help maintain landscaping and reduce costs.
- Request for the minutes from all Architectural Committee meetings.
- Request to have Advantage Property Management removed from one place on the River Forest Website.
- Notification that there should be a Sheriff's agreement filed on the handicapped parking spots located at the Clubhouse parking lot. The spaces cannot be enforced without such an agreement.
- Request that introductions be made at Board meetings.
- Request for a walking partner for early mornings. A person in attendance volunteered.

Motion by Robert Pierce and seconded by Rafael Zornosa to Adjourn.  
Meeting Adjourned 9:12 p.m.

Respectfully Submitted,

Secretary,  
River Forest Property Owners Association