

Riverside Village Estates  
May 7, 2019  
Board Meeting  
PO Box 1420  
New Port Richey, FL 34656  
Email: [rsveboard@yahoo.com](mailto:rsveboard@yahoo.com) Website: [rsvehoa.com](http://rsvehoa.com)

## 1. Call to Order – Pledge of Allegiance

Steve Anderson, Pres  
Jessica Bebe – VP  
Heather Popo – Treasurer  
Linda Braithwaite – Secretary  
Lori O'Dell – Architectural Committee  
Marianne Wiemer – Architectural Committee  
Ben Sacco – Architectural Committee  
Doug Butler – Board Member

Homeowners in attendance:

Vincent Hesterhagen  
Joe Panetta  
Josh and Ruby Lowe  
Elaine and Bob Morris  
Jim Chapko  
Lisa and Keith Williams

## 2. Approval of Minutes – The minutes were approved with no changes.

## 3. Reports

a. Treasurer's Report – we have received annual dues from 79 homes with 17 outstanding – we have paid on the lake maintenance – processing the checks – Sunbiz was updated and Jessica purchased all of the stamps to mail the letters.

### b. Committee Reports

-Architectural Committee

\* we had one alligator removed.

\* homeless folks living in the woods – Lori called PCSO and they have a case number now and they are supposed to send out a case worker. 2 gentlemen in their 20s and young lady have been identified.

4. **Unfinished Business** [The old term "Old Business" has been replaced with "Unfinished Business" since old business incorrectly suggests further consideration of matters that have been finally disposed of]

a. Maintenance of Front Wall (painting/pressure washing)- Jessica noticed that a couple of the big pillars had mold – she and Ben Sacco went out and cleaned it – Jessica requested approval for funds to get the letters repaired – Jessica contacted the lawn company and asked them what their responsibilities were and also the Lake Doctor.

Lake Doctor reported that they are responsible for the vegetation up to our shore line but no debris or litter and it is the property owner's responsibility to remove any debris or litter. She noticed weeds growing up from the ground and Jessica called them and they came back out to spray. The landscaping guy for the front wall told her that he is responsible for weeding, hedges and little plants as well as mowing and edging. The palm trees are not his responsibility.

Jessica moved to pressure wash and paint the pillars white again. The motion passed. Jessica also noted that the second estimate on the mowing said we needed more mulch. Architectural committee will look at the front wall and determine what can be done to spruce it up.

- b. Letter out to homeowners with boats and trailers – Steve wants us to continue to adopt utilize “knock on the door” and talk to the homeowners. Lori disagrees with going up to the homes and would prefer the letter be sent because folks are confrontational. Steve wants to knock on the door instead of using the letter and will continue to do so. If anyone has complaints about a homeowner, they are to contact a board member or Steve directly and he will personally address the issue with the violating homeowner.
- c. Unkept homes – One on Genessee/Amazon – the board discussed sending a series of letter with the first letter containing a time frame of 30 days, then the next letter to remedy would have a time frame of 15 days to remedy and if non-compliance continues, the homeowner would be required to appear in front of the fine committee and then lien the property with the fine if not paid.
- d. Speeding – Jessica has contacted the sheriff's office regarding a speed meter. All reports provided to Jessica indicate that the meter is useful in slowing drivers. Homeowners need to continuously call and report speeding and at some point, the Sheriff's office will put in the meter but not until a sufficient amount of reporting is done. Contact the Sheriff's office at the number below to report speeding.

## **5. New Business**

- a. Notice of Board Meetings – Marianne moved to hand deliver printed minutes to every home. The block buddy is going to deliver the minutes. Need to be put into handle of the front door or in the screen door. Lisa Williams offered to print them off ([L\\_moen@yahoo.com](mailto:L_moen@yahoo.com)).
- b. Letter re: roof on Harney Ct. – you cannot treat a roof as one whole roof – so each gable can be a different color. The inspector from the county has 90 days to come out and the deadline is June 1<sup>st</sup>. The home was in a pre-foreclosure mode.
- c. Discussion about dissolving the board – Steve objects to hiring a management company. Linda moved to investigate management companies to report to the board to homeowners.
- d. Yahoo account access – Heather moved for all board members to have access to the email account, it was passed.
- e. Attorney to review bylaws and restrictions – Linda moved to approve funds up to \$750.00 to hire attorney to review and recommend with regard to the inconsistencies. Linda will contact Dina Avriantakis to review the documents and appear at the July meeting. After discussion and motion, it was approved.

f. Coyote activity was reported on Oklawaha in the middle of the day.

**6. Open Forum.** During open forum, each attendee may address the board for up to three minutes. A director may briefly respond to statements made or questions posed. Speakers must observe rules of decorum and not engage in other disruptive behavior. If a speaker is in the middle of a sentence when time is called, he/she may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others. All persons must follow the Meeting Rules listed at the bottom of this agenda.

Joe Panetta – discussed erosion at his pond shore and what he is going to be able to do about it.

Ruby and Josh Lowe – presented request for painting.

## **7. Adjourn – 8:20 pm**

**MEETING RULES:** No [audio or video recording](#) allowed by attendees. However, the secretary may record the meeting to aid in the preparation of minutes. The recording is deleted once the minutes have been prepared. As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the board's deliberations or votes. Members may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting and/or fined.

### **NEXT MEETING:**

**The next meeting will be held on July 9, 2019** at Trinity Presbyterian Church at 7:00 pm. Park in back and you should find us.

Animal Control – 813-929-1212

Swine and Livestock – Pasco County Code Compliance – 727-847-8171 x8430

Nuisance Alligators – 866-392-4286

Non-Emergency Policy Pasco County – 727-847-8102

*For information on Pasco County Sheriff's Subdivision Activity, you may find a record of all calls and actions by the Sheriff's Department on its website.*