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**HOMEOWNERS’ ASSOCIATION, INC.**

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**Board of Directors Meeting**

Thursday, December 3, 2020

7:00pm at Pool #2

The meeting was called to order with a quorum present by President Ron Perholtz at 7:01pm.

Board members present at this meeting were President Ron Perholtz, Vice President Dave Huggins, Treasurer Pegeen Kelty, and Director Chris Abbott. Valerie DeFalco, Gail Freese and John Mulleavey were also in attendance.

Dave Huggins made a motion to approve the December 3, 2020 agenda. Chris Abbott seconded the motion. All were in favor.

**OLD BUSINESS:**

Dave Huggins made a motion to approve the November 19, 2020 meeting minutes. Chris Abbott seconded the motion. All were in favor.

Roofing Update: John Mulleavey from Rooftec was introduced to the membership. He talked about his background and provided a summary of his company. He then gave an overview of the process from bidding to completion, and how the roofing project is done. The sealed bids were opened, and the contract was awarded to Jeff Alberts Roofing. A schedule of additional charges to the individual unit owners (if applicable) was reviewed.

Shingle colors were discussed during the meeting. Ron Perholtz made a motion to select the light grey. Chris Abbott seconded. All were in favor.

Sinkhole Near Pond: Ron Perholtz stated that we do not know the extent of the damage that exists and are proceeding to be bids for scanning and repairs. Chris Abbott made a motion to have the sinkhole rescanned. Pegeen Kelty seconded. All were in favor.

Open BOD Secretary Position: Ron Perholtz made a motion to have Chris Abbott fill the position of Secretary on the Board of Directors. Dave Huggins seconded. All were in favor.

**NEW BUSINESS:**

Legal Update: Ron stated that Ankudinov has been found in contempt of Court and a warrant has been issued for his arrest.

Alternate Legal Representation for Collections: Ron made a motion to continue to use our current attorney for collections and attempt to find a paralegal or graduated law student to handle collections. Riverwalk would pay this individual a fee if he/she collects. Chris Abbott seconded the motion. All were in favor.

Trash Cans & Recycling Bin: Valerie DeFalco brought up the issue of trash and recycling bins being left out, sometimes for day, many of them not marked with the homeowner’s unit number. She will be asking the code enforcement officer to pick up these receptacles and the homeowner will be required to pay a small fee for their return. The second time this recurs the homeowner will be issued a violation notice.

Missing & Torn Screens: This has become a communitywide issue. This is already a finable violation. She suggested that a requirement about maintaining screens be added to the Rules and Regulations. A reminder will be added to the current newsletter.

2021 Budget: Ron Perholtz made a motion to pass the proposed budget. Dave Huggins seconded. All were in favor. Ron discussed and explained two major issues that remain to be unknown and that may affect the budget:

1. The cost of the sinkhole cannot be determined until the rescanning has been completed.
2. The increase in delinquencies due to COVID pandemic.

**VIOLATIONS:**

6303-6 Dog Waste Not Picked Up: Photos were submitted to the Board of the homeowner with her dog dedicating in front of the HOA office. Ron Perholtz made a motion to fine the homeowner $100 and forward it to the Violation Committee. Chris Abbott seconded the motion. All were in favor.

**ADJOURNMENT:**

Ron Perholtz made a motion to adjourn the meeting at 8:09pm. Pegeen Kelty seconded the motion. All were in favor.