

**River Oaks Homeowners Association, Inc.**

c/o Paramont Property Management

Board of Directors Meeting Minutes – January 22, 2019

The Board of Directors meeting of River Oaks Homeowners Association was held on January 22, 2019 at 6:00pm at the office of Paramont Property Management, 5629 Strand Blvd. Suite 412, Naples, FL 34110.

**Directors present**

Tony Bower, Vice President

Claudia Keeler, Secretary

Darren Gersch, Treasurer

Jason Marshall, Director

Lynn Frances Chandler, Director

Anthony Berk, Director

**Directors absent**

Mary Gail Gerebenics, President

**Also, present**

Guillermo Ruiz, Manager, Paramont

**Call to order**

Nothing that a quorum was present, Ms. Chandler called the meeting to order at 4:14pm.

**Proof of notice**

Notice was posted in accordance with Florida State Statutes.

**Review and approval of minutes**

Ms. Chandler motioned to approve the December 11, 2018 board meeting minutes. Mr. Gersch seconded the motion, and it carried unanimously.

**Old business**

Cul de sac maintenance

**Street sign repairs**

Lykins Signtek plans to start on 1/24 or 1/25/2019.

**Newsletter/Website**

The manager suggested the board consider adopting the condominium laws and model for the association website.

The board directed the manager to send the board a copy of the correspondence explaining what information condominiums of a certain size must post on their website.

**Docks in or adjacent to the lakes amendment**

Tabled.

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c/o Paramount Property Management

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**Collection status of five units that have balances greater than \$500 and are more than 90 days past due**

Mr. Bower executed the claim of lien letters on 12/20/2018 and the association may foreclose on its claim of liens on 3/4/2019.

**Repair fountain on Ease side of Lake Sharwood**

The manager reported Vertex adjusted the timers for the fountains at both lakes from 11 am to 7pm.

The board directed the manager to confirm the location of the timers.

**Lake maintenance**

Mr. Marshall motioned to hire Community Environmental Services to maintain the lakes. Ms. Chandler seconded the motion, and it carried unanimously.

**New business**

**Posting notices**

Mr. Bower motioned to reimburse Mr. Marshall for the expense to purchase notice boards. Mrs. Keeler seconded the motion, and it carried unanimously.

**Schedule annual meeting**

The board decided to hold the annual meeting on March 26, 2019 at 6pm at the LaPlaya Golf Club subject to availability of the venue.

**Schedule budget adoption meeting**

The board decided to hold the budget adoption meeting October 29, 2019 at 6pm at the LaPlaya Golf Club subject to availability of the venue.

**Next meeting dates**

March 26, 2019 at 6pm at the LaPlaya Golf Club subject to availability of the venue – Annual meeting

May 28, 2019 at 4pm at the office Paramount Property Management – Board meeting

July 30, 2019 at 4pm at the office Paramount Property Management – Board meeting

September 24, 2019 at 4pm at the office Paramount Property Management - Board meeting

November 19, 2019 at 6pm at the LaPlaya Golf Club subject to availability of the venue – Budget adoption meeting

**Adjournment**

With no further business to discuss, Ms. Chandler adjourned the meeting at 5:21pm.

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**Directives made by the board**

1. Send the board a copy of the correspondence explaining what information condominiums of a certain size must post on their website
2. Confirm the location of the timers
3. Reimburse Mr. Marshall for the expense to purchase notice boards
4. Hire Community Environmental Services to maintain the lakes

**Items for the next meeting's agenda**

1. None currently

**Items for the newsletter/website**

1. None currently

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