



# River Country Estates

Owners Association, Inc

## RCEOA, INC General Meeting

04/15/2024

6:30pm

Regency Oaks Clubhouse

445 Breakwater Blvd

Weeki Wachee, FL 34607

### In Attendance:

President Collin Nole

Vice President Matt Wise

Treasurer Marissa White

Secretary Virginia (Ginny) Van Der Kelen

Director Mike Kunz

Director Cindy Dean

President Collin Nole (7845 Chaucer Dr.) called the meeting to order at 6:35PM. Quorum was established. Meeting rules were read advising how the meeting will run.

Cindy Dean (7851 Floral) introduced the board members.

Ginny VanDerKelen (7812 Floral Dr.) read the October 2023 General Meeting minutes. Motion was made to accept the October 2023 General Meeting minutes made by Casey McCabe (8083 Delaware Dr.) Motion seconded by Matt Wise (8229 Chaucer Dr.) All in favor. There were no denials.

Secretary's Report: Ginny VanDerKelen (7812 Floral Dr.) It was brought up that the No votes for the budget should be 80 but it was correct that there were 8 NO votes were cast after several different counts by different individuals.

Treasurer's Report: Marissa White (7224 River Country Drive), we just finished our second quarter. We collected \$42,510 which is a total of 340 homes have paid their assessments. We have collected \$2,000 for past assessments. We are taking on-line payments, there is a fee of 5\$ per payment year to cover the handling costs. We collected 5 payments which brought in an additional \$25, the expense was \$20.10 so we made \$4. We charged a flat fee to make it nice and easy for people. We will be mailing out reminder letters after this meeting regarding their assessment payment is past due. Expenses currently at Accounting \$180, activities \$50, Administrative assistant just under \$7,000, Bank charges \$40, DRAC \$130, insurance and worker's compensation \$365, Legal \$4,000, Office expenses just under \$600, Repairs and maintenance at the park is at \$9,000 and everywhere else comes to a grand total of \$14,000. Grand total of all expenses is at \$31,000 with a net income of \$13,000, which has to pay the rest of the next 6 months. We are going to be trying to collect past assessments.

MSBU which is Municipal Service Benefit Unit, which was started through the county and comes out of your taxes. This money is to help HOAs. The money is used to help the HOA pay for the cost of maintaining the community, such as the park, front entrance, and mail stations. It



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is kept separate although we can ask for reimbursement for activities in the park. Motion made by Ginny VanDerKelen (7812 Floral) to accept the Treasurer's report. Motion seconded by Matt Wise (8229 Chaucer). All were in favor. There were no denials.

2024 Budget: What we did this year was to go by the average of homeowners versus the total home that pay their assessment which is 415 verse the 480. We took 415x the \$125 which equals \$51,875 as far as income. There are other places we make money ex: the mailbox locks and estoppel fees but those things are not a guarantee. The breakdown was read.

Daizetta Atkinson (8075 Chaucer Dr.), the rent expense what is that? We rent a small office for the HOA.

John Bindeman (5345 Patricia) There are 480 that is part of the association? Yes, but we are budgeting 415 will pay, we have a lot that don't pay. What benefits are there for those that pay? Collin Nole (7845 Chaucer) We are in the process of finding out a legal way to make them pay. We need to follow the 720s. We know who is not paying. When we find out how we can go after them we will, but we have to do it legally.

Rich Limardo (5318 Patricia) What is the amount for account receivable over the years that's past due? It's about \$30,000, this current year is about \$16,000 to \$17,000 the rest goes back up to 10 years. We cannot put a lien on any home as we do not have lien rights.

Mark Walker (5409 Patricia) How would this HOA survive if everyone would stop paying if there's no repercussions? Fortunately, we live in a community where people care and they want to help. So the HOA is working off the people's goodwill. People are required to pay. When you go to sell your home, the title company contacts us and asks is there any dues owed. We have collected a lot of back dues that way. We've had cases where someone has passed and the family pays.

Community Project Report: Matt Wise (8229 Chaucer) we have had the front wall power washed. We have started planting flowers up front of the community. If anyone wants to volunteer to plant flowers, contact Matt.

We started repairs on the swing set in the park, repair the rails at the dock.

We added asphalt millings to our entrance to the park as our lawn people were getting stuck getting in and out. We are still trimming in the park. We had several trees removed as they were falling over dead. We added 2 new picnic tables. Painted the gazebo. The internet wiring is done and we're just waiting for the modem, then we will install the cameras. We replaced and fixed the fence rails and caps. We are adding two new grills. Motion to accept community projects report made by Marissa White (7224 River Country). Motion seconded by Susan Bindeman (5345 Patricia).

Linda Sislik 8356 Delaware I hope you use discretion on cutting around the pond as the ducks need a place to hide. She would also like to know what is happening with the Cypress trees as one side is beautiful, and the other is dying. I don't know if they need fertilizer or something or replace them if we can't bring them back to health.

John Adkinson (8075 Chaucer) earlier you mentioned MSBU pays for the park? We do get a small amount for the park, it's not unlimited funds. So, we do most of the work with volunteers



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and contract the lawn and larger projects but we pay for most of it, as MSBU also pays for the front entrance, street lights and mail stations. The volunteers help the money stretch. All in favor of accepting the budget. There were no denials and the motion passed.

ARC + DRAC report: Since last October we have had 25 ARC requests with only 1 denial. DRAC sent 16 courtesy letters and 3 have become violations with only 1 going to the lawyers. Before going before the judge the resident decided to settle out of court and comply. We had another case that was over 6 months old, and the judge awarded us the case. As you can see these cases can take a long time. We are still in the process of collecting the money for our lawyer fees. DRAC has been a big issue. Some people don't understand what it is and there's a difference of opinions of what it is.

First, DRAC is supposed to be manned by a committee not the board. It's a volunteer committee that reports the Deed restriction violations to the board. The Board at this time is picking up those duties as well as other required duties.

In regards to the Deed Restrictions, they are from 2009. There are revisions that need to be done but this is a long process just like the shed amendment was, but we are working on a plan. This is going to take help from the community as this is not from the board but the committees.

We want to get a committee of volunteers to help go through the Restrictions line by line to see if it makes sense based on today's times. Motion to accept made by Casey McCabe (8083 Delaware). Motion seconded by Marissa White (7224 River Country).

John Bindeman (5345 Patricia): We have 2 questions. You mentioned volunteering for DRAC, you are asking us to address the violation with the owner. Yes, that is correct. You do need to handle diplomatically.

Linda Sislik (8356 Delaware) I worked on DRAC for more than a decade. It worked well. We went out with 2 people, took pictures, and sent letter. This was done professionally and was documented. We did not door knock or discussed with the owner. The DRAC committee has the ability to decide how to handle. Some like door knocking, some don't.

All were in favor, there were no denials.

Crime Watch update by Nancy Jone (8031 Floral Dr.)

We drive with lights blinking and a sign on the doors. We were flagged down by a new resident and thought something was happening like a crime. I want to assure you River Country is a safe community because of residents like you. Crime watch has 11 members, we all go through a background check. We are trained by the Sheriff department. We have a couple ready to join. We don't exit our vehicles. We report and the sheriff comes out to investigate. For example, Crime watch was out and witnessed a suspicious vehicle, called the sheriff and within minutes the person was walked out in handcuffs. He was ready to commit a crime. If we don't have signs we have flags. We also call in lights that are out but you can call as well. We were helping clean the park and someone said there were lights on at 3:30AM in the park. We talked about it at the Crime Watch meeting and someone stated they had been banging on the garage door. We report to Sheriff so they drove around late at night. Just having them around is a deterrent. Check around your house and act like a criminal and see where you're vulnerable. Put your lights on as we have so many dark homes. Make sure we can read your house numbers as this is very helpful.



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Old Business: The shed amendment passed; we already have homeowners putting in requests. You can download the ARC application from the website or call the office and Erika will send you one. This is a separate form from the normal ARC application.

There's also a concern about the cost and a lot of large numbers thrown out.

The total cost was \$1,634.96. One person had said it would cost around \$10,000 but I don't know what happened. This gives us an idea of future costs. We are very excited about the shed passing.

Volunteers: As we all know we are all volunteers and we give our time. We understand everyone is busy, however we have 2 committees we would like to get going. One is a Welcoming Committee. How nice it is to meet and know someone in your community. We have a packet you can hand out. The second would be a social committee that would be like movie in the park. We were not able to do an Easter egg hunt this year because we didn't have enough volunteers. I would hate to see all these things end but we really need your help. We can't do it by ourselves. It's not like you have to do all of it all the time. We have a sign-up sheet, see Cindy Dean.

President's Update: Open Infra- I don't think they did a good job. I've been working trying to get everything fixed. They split us up with 3 different internet services.

The 8 foot easement is not our property even though we maintain it.

There is now another company coming in to lay fiber again. We cannot stop them. The company is WOW. We will try to organize this better to get all repairs done. We tried telling the county we have fiber, but they don't care. It's moving forward.

The newsletter is full of information. We get this monthly, it's free so please pick them up. The street line markings coming in and out of the community both Crime watch and the HOA have requested the county to repaint as you really can't see the markings.

A couple of weeks ago we had a request to start a new committee "Neighbors helping Neighbors" what a good idea. We have neighbors who might need a little help with lawns and such. Perhaps they get ill and just can't it for example. We already have volunteers; we just need to get the rules and guidelines to them to get started. Watch the newsletter for updates.

Contract management – We have 3 contracts that include the lawn cutting, pesticide and irrigation. We are staying on top of them to make sure things are getting done.

Questions: Doesn't the county make the contractors fix what they break as they are bonded.

Nancy Jones (8031 Floral Dr.) Can we ask residents to update their phone numbers for Crime Watch? The HOA will not hand out phone numbers but owners can give you their number if they want.

Cindy Jensen (5238 Suwannee Rd) I have an exposed orange cable about a foot long in my easement. We do have a phone number for open infra or come to the office and we can help you. The ballot count is 108 yes 7 no's to approve the budget for October 2024 through September 30, 2025.



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Open Discussion: Joanne Schoch (5315 Patricia). The budget is there a time period when we have a meeting to discuss and ask questions before we vote? If you have questions you can come by the office or attend the Board meeting via zoom.

Paul Grochowski (8047 River Country Drive) Last month's board meeting and at least 3 others I know about mentioned that there is an extra savings account. One that Steve found from the old board. We only have 2 accounts. A savings with approximately \$5,000 and our operating checking account with about \$50,000 to cover the expenses for the rest of the year.

A few nights ago, there were these blue and red flags in our easement. I called and was told its marking water, electric and such is that correct? Yes, this is for the new company not to hit anything. The cable needs to stay in the easement.

John Adkinson (8075 Chaucer) For the rent is there a place that's free? How do the buildings work on our property? We do not own any properties. Those buildings are owned by other people. The HOA only collects on lots.

Joanne Schoch (5315 Patricia) I don't know if there is anything we can do on 19 where we can turn right out of the community, people make U-turns and almost get hit. Can we get a petition since we have so many people to get a sign that says no U-turn? You have to yield to the u-turning cars.

Linda Sislik (5356 Delaware) When they widened 19 the issue was brought to FDOT about the concern of the U-turns. They didn't want to change it.

Motion made to adjourn by Matt Wise. Motion seconded by Mike Kunz.  
All in favor no denials.

Meeting was adjourned at 8:08 PM.