

**River Point Community Association
Board Meeting Minutes
March 21, 2022**

Call to Order: Shantell Hughes, President, called the meeting to order at 6:30pm.

Roll: David Tackett, Brian Noell, and Barbara Center.

Invitees: All association members

Approval of Minutes:

January 17th Meeting Minutes - Approved and filed as read.

Managers' Report:

Security Report for January and February - Submitted and available at meeting.

Officer's Report:

Treasurer's Report for January and February - Submitted and available at meeting.

Committee Reports:

ARC Report for January and February - Submitted and available at meeting.

Unfinished Business:

None.

New Business:

Delinquent Accounts – **Brian made a motion to forward accounts to collections if annual dues are not paid by April 15, 2022. Barbara seconded. All in favor.**

Open Forum:

None.

Meeting was adjourned at 6:44pm.

Members in Attendance at Meeting:


Kevin Vahle

Minutes approved:

As read

As Corrected

Date: 3/21/22



Brian Noell, Secretary

Treasurer's Report

January 2022

Income – \$95,076.93

Disbursements - \$10,440.46

Balance as of January 31, 2022 – \$84,636.47

David Tackett

Treasurer 2022

Riverpoint Community Association,

1 - Balance Sheet - accrual

Properties: River Point Community Association, Inc. - c/o River City Management Services, Inc. P. O. Box 50886 Jacksonville Beach, FL 32240

As of: 01/31/2022

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	92,400.28
Savings Cash	2,028.36
Reserves Cash	113,924.33
Total Cash	208,352.97
ASSETS	
Accounts Receivable	20,039.92
Total ASSETS	20,039.92
TOTAL ASSETS	228,392.89
LIABILITIES & CAPITAL	
Liabilities	
LIABILITIES	
Accounts Payable	75.00
Prepaid Assessments	1,185.26
Total LIABILITIES	1,260.26
Total Liabilities	1,260.26
Capital	
RESERVES	
General Reserves	26,057.43
Total RESERVES	26,057.43
Retained Earnings	95,964.41
Calculated Retained Earnings	100,830.60
Calculated Prior Years Retained Earnings	4,280.19
Total Capital	227,132.63
TOTAL LIABILITIES & CAPITAL	228,392.89

Treasurer's Report

February 2022

Income – \$5,957.38

Disbursements - \$7,725.21

Balance as of February 28, 2022 – \$1,767.83

David Tackett

Treasurer 2022

Riverpoint Community Association,

1 - Balance Sheet - accrual

Properties: River Point Community Association, Inc. - c/o River City Management Services, Inc. P. O. Box 50886 Jacksonville Beach, FL 32240

As of: 02/28/2022

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	90,659.96
Savings Cash	2,028.52
Reserves Cash	113,963.66
Total Cash	206,652.14
ASSETS	
Accounts Receivable	14,135.31
Total ASSETS	14,135.31
TOTAL ASSETS	220,787.45
LIABILITIES & CAPITAL	
Liabilities	
LIABILITIES	
Accounts Payable	600.00
Prepaid Assessments	1,252.26
Total LIABILITIES	1,852.26
Total Liabilities	1,852.26
Capital	
RESERVES	
General Reserves	26,057.43
Total RESERVES	26,057.43
Retained Earnings	95,964.41
Calculated Retained Earnings	92,633.16
Calculated Prior Years Retained Earnings	4,280.19
Total Capital	218,935.19
TOTAL LIABILITIES & CAPITAL	220,787.45

RIVER POINT SECURITY REPORT - JANUARY 2022

Through the month, contact was made with residents in the neighborhood who were observed walking in the area. During the month, the following days patrol efforts were enforced on the following dates along with CCR numbers all incidents were logged under.

01/17/22 33272

During the day of 01/17/22 a heavy traffic presence was made. I positioned my vehicle at all the entrance/exit points in the neighborhood at some time during the deployment. There was little vehicle traffic during my deployment. There was heavy foot traffic. All residents walking with dog appeared to have them on leashes. I observed no parking violations during my time during the deployment. There were also no calls for service during my time during the deployment.

01/21/22 41991

During the day of 01/21/22 a heavy traffic presence was made. I positioned my vehicle at all the entrance/exit points in the neighborhood at some time during the deployment. Due to the rain, there was no contact made with any residents. No driving infractions were observed.

01/28/22 744280

During the day of 01/28/2022 a heavy traffic presence was made. I positioned my vehicle at all the entrance/exit points in the neighborhood at some time during the deployment. There was heavy vehicle travel during my time of the deployment. There were no driving infractions observed during my time. I made contact with residents at 1742 Swimming Salmon Place North, 1543 Panther Ridge Court, and 1206 Signal Point Drive and no issues comments or concerns were brought to my attention. I also checked Monument Landing Blvd. for any commercial vehicles parked or obstructing the roadway. My results of finding any illegally parked vehicles were negative.

01/30/21 751943

During the day of 01/30/22 a heavy traffic presence was made. I positioned my vehicle at all the entrance/exit points in the neighborhood at some time during the deployment. There was light and vehicle travel due to inclement weather. There were no vehicles parked on Monument Landing Blvd. Contact was made with residents at 1786 High Brook Court, 12244 Beaver Run Drive, and 1742 Swimming Salmon Place North, all residents advised they had no questions comments or concerns. They went on to say they have not heard or seen any suspicious activity. There was no suspicious activity during my time during the deployment.

Due to consistent visual presence, calls for service will continue to be low.

River Point Community Association – Security Report February 2022

Through the month, contact was made with residents in the neighborhood who were observed walking in the area. During the month, the following days patrol efforts were enforced on the following dates along with CCR numbers all incidents were logged under.

2/06/21

During the day of 2/06/21 a heavy traffic presence was made. I positioned my vehicle at all the entrance/exit points in the neighborhood at some time during the deployment. There was little vehicle traffic during my deployment. There was heavy foot traffic. All residents walking with dog appeared to have them on leashes. I observed no parking violations during my time during the deployment. There were also no calls for service during my time during the deployment.

02/15/21

During the day of 02/15/21 a heavy traffic presence was made. I positioned my vehicle at all the entrance/exit points in the neighborhood at some time during the deployment. It was brought to my attention of two vehicles parked the wrong way on High Laurel Drive. During my deployment I did observe vehicles park on High Laurel but they were no long parked improperly. I will continue to monitor the issue moving forward. No other driving infractions were observed.

02/20/21

During the day of 02/20/21 a heavy traffic presence was made. I positioned my vehicle at all the entrance/exit points in the neighborhood at some time during the deployment. There was heavy vehicle travel during my time of the deployment. I made contact with residents at 1368 Pink Panther Road, 1233 Shallowford Drive East, 1585 Crabapple Cove Court North, and 12132 Babbling Brook Drive and no issues comments or concerns were brought to my attention. I also checked Monument Landing Blvd. for any commercial vehicles parked or obstructing the roadway. My results of finding any illegally parked vehicles were negative.

02/27/21

During the day of 02/27/21 a heavy traffic presence was made. I positioned my vehicle at all the entrance/exit points in the neighborhood at some time during the deployment. There was light and vehicle travel due to inclement weather. There were no vehicles parked on Monument Landing Blvd. Contact was made with residents at 1786 High Brook Court, 12244 Beaver Run Drive, and 1742 Swimming Salmon Place North all residents advised they had no questions comments or concerns. They went on to say they have not heard or seen any suspicious activity. There was no suspicious activity during my time during the deployment.

02/28/21

During the day of 02/28/21 a heavy traffic presence was made. I positioned my vehicle at all the entrance/exit points in the neighborhood at some time during the deployment. There was Heavy vehicle traffic. I observed no signs of driving infractions. Observed several residents walking there dog which were all on leashes. There were no nuisances observed during my time on scene. There were no parking infractions exhibited during my time on scene. I will continue to monitor all previous and additional complainants in future deployments.

Due to consistent visual presence calls for service will continue to be low.

Architectural Reviews

River Point Community Association, Inc.

01/01/2022 - 02/28/2022 | Filtered by: Approved, Approved with Conditions

0 Received 0 More Info Needed 0 Under Review 6 Approved 0 Approved with Conditions 0 Denied 0 Archived

1570 Crabapple Cove Ct. N. - FKH SFR Prop1, L. P.

Status

Approved

Painting request attached

History

01/10/2022 - Status Changed To Approved

01/10/2022 - Sent to committee for approval

01/10/2022 - Received

1772 Woodenrail Lane - Rene Z. Garcia, Laurie Garcia

Status

Approved

New Swimming Pool request for 1772 Woodenrail Lane

History

02/22/2022 - Email Sent to Homeowner

02/22/2022 - Status Changed To Approved

02/21/2022 - Status Changed To Under Review

02/21/2022 - Sent to committee for approval

02/21/2022 - Received Online

1803 Woodenrail Lane - Fredrick Sacklow, Lillian Sacklow

Status

Approved

see attached

History

02/15/2022 - Status Changed To Approved

02/15/2022 - Status Changed To Under Review

02/15/2022 - Sent to committee for approval

02/15/2022 - Received

1811 High Brook Ct. - Mark St. George, Sandra St. George

Status

Approved

Request 6 Ft. Khaki Colored Vinyl Fence to replace old wooden fence on left side of property in the back yard. This fence will match the existing vinyl fence on the right side of the back yard

History

02/23/2022 - Status Changed To Approved

02/23/2022 - Status Changed To Under Review

02/23/2022 - Sent to committee for approval

02/23/2022 - Received Online

12153 Trimlawn Lane - Sara M. Jones, Nicholas R. Jones

Status

Approved

Requesting approval for tree removal, stump grinding, limb cutting back, and trimming bushes. One dead tree in the backyard, one dead tree in the front will be removed. The canopy above our roof from the HUGE oak tree will be cut back. I am going to ask them to cut down the bushes in the front of the house under the window. We will put down cardboard and topsoil and replace the bushes in the flowerbed under the window with azaleas in the spring. It's too early to put azaleas in now. We want to try to get this done after the 15th of February.

History

02/03/2022 - Status Changed To Approved
02/01/2022 - Status Changed To Under Review
02/01/2022 - Sent to committee for approval
02/01/2022 - Received Online

12206 Panther Ridge Dr. - Robert Kelly, Kim Kelly

Status

Approved

Color of the shed will be sandalwood same as house and shingled with weatherwood colored same as the house

History

02/15/2022 - Status Changed To Approved
02/15/2022 - Status Changed To Under Review
02/15/2022 - Sent to committee for approval
02/15/2022 - Received Online

Homeowner Delinquency (As Of)

Properties: River Point Community Association, Inc. - c/o River City Management Services, Inc. P. O. Box 50886 Jacksonville Beach, FL 32240

As of: 03/21/2022

Delinquency Note Range: All Time

Homeowner Status: Current and Notice

Amount Owed In Account: All

Balance: Greater than 0.00

Unit	Name	Amount Receivable
River Point Community Association, Inc. - c/o River City Management Services, Inc. P. O. Box 50886 Jacksonville Beach, FL 32240		
1351 Trotters Walk Way	2013B Property Owner, LLC	28.78
1559 Panther Ridge Court	2013B Property Owner, LLC	28.78
12314 Dunwoody Dr.	Ahearn, Trever	254.70
11367 Monument Landing Blvd.	American Homes 4 Rent Seven, LLC	254.70
12250 Dove Ridge Dr.	Andrews, Cris	254.70
11325 Monument Landing Blvd.	Bautista, Patrick	254.70
1487 Crabapple Cove Ct. S.	Brinkley, William	254.70
1763 High Brook Ct.	Brooks, Carey B.	550.62
1717 Swimming Salmon Place S.	Cerberus SFR Holdings V, L.P.	1.54
1821 Rush Creek Dr. W.	Cornelio, Linda	248.00
1330 Running Brook Ct.	Crisante, Mary S.	254.70
12134 Camp Creek Dr.	Erroch, Michelle	254.70
1570 Crabapple Cove Ct. N.	FKH SFR Prop1, L. P.	229.70
1779 Woodenrail Lane	Frank, Michael	254.70
1222 Shallowford Dr. E.	Gabriel, Michelle	254.70
1609 Panther Ridge Ct. N.	Haggard, Russell	254.70
1384 Running Brook Ct.	Jelks, Donald	3.35
1365 Running Brook Ct.	Key, Leon	1,094.20
1490 Crabapple Cove Ct. S.	Kneessi, Beverly	254.70
1810 Rambling Ridge Lane	Lacey, April F.	254.70
12231 Crabapple Cove Dr.	Matthews (Acevedo), Cheryl	254.70
1226 Raleigh Ridge Dr.	Mickle, Antoine	254.70
1400 Running Brook Ct.	Miller, Brian	229.70
1215 Signal Point Dr.	Mouded, Feras	254.70
1345 Trotters Walk Way	Neef, Michael	65.82
1323 Trotters Walk Way	Progress Residential Borrower 11, LLC	187.74
1734 Swimming Salmon Pl. N.	Puyau, Stephen	106.03
1359 Trotters Walk Way	Rearдон, Joshua K.	254.70
11313 Monument Landing Blvd.	Rykaczewski, Michael	254.22
11240 Monument Landing Blvd.	Schexnayder, Pennie	213.02
11301 Monument Landing Blvd.	Thompson, Alvan	254.70
12216 Beaver Run Dr.	Thompson, Shannon	254.70
1860 Dove Ridge Ct.	Toporek, Abraham	211.40
12144 Trimlawn Lane	Vendola, Christopher	254.70
1774 Swimming Salmon Place N.	Wilson, Robert F.	254.70
1315 Trotters Walk Way	Wilson, Robert L.	254.70
1425 Panther Run Rd.	Yamasa Co., Ltd.	254.70
1946 Runing River Rd.	Yamasa Co., Ltd.	80.16

9,136.46