

**River Point Community Association
Board Meeting Minutes
May 16, 2022**

Call to Order: Shantell Hughes, President, called the meeting to order at 6:33pm.

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

Invitees: All association members

Approval of Minutes:

March 21st Meeting Minutes - Approved and filed as read.

Managers' Report:

Security Report for March and April - Submitted and available at meeting.

Officer's Report:

Treasurer's Report for March and April - Submitted and available at meeting.

Committee Reports:

ARC Report for March and April - Submitted and available at meeting.

Unfinished Business:

None.

New Business:

Landscape Contract – David made a motion to accept True Blue Landscape bid. Service to begin June 1st.
Barbara seconded. All in favor.

Open Forum:

None.

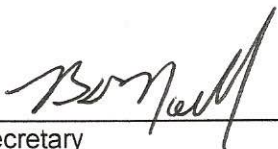
Meeting was adjourned at 6:51pm.

Members in Attendance at Meeting:

Shannon & Stepani Sellers

Minutes approved:

As read X
As Corrected
Date: 5/16/22



Brian Noell, Secretary

Treasurer's Report

March 2022

Income – \$4,421.01

Disbursements - \$7,091.12

Balance as of March 31, 2022 – \$2,670.11

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: 03/31/2022

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	88,133.95
Savings Cash	2,028.70
Reserves Cash	114,007.22
Total Cash	204,169.87
ASSETS	
Accounts Receivable	9,849.82
Total ASSETS	9,849.82
TOTAL ASSETS	214,019.69
LIABILITIES & CAPITAL	
Liabilities	
LIABILITIES	
Accounts Payable	456.67
Prepaid Assessments	1,440.10
Total LIABILITIES	1,896.77
Total Liabilities	1,896.77
Capital	
RESERVES	
General Reserves	26,057.43
Total RESERVES	26,057.43
Retained Earnings	95,964.41
Calculated Retained Earnings	85,820.89
Calculated Prior Years Retained Earnings	4,280.19
Total Capital	212,122.92
TOTAL LIABILITIES & CAPITAL	214,019.69

Treasurer's Report

April 2022

Income – \$3,268.76

Disbursements - \$7,241.05

Balance as of April 30, 2022 – \$3,972.29

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: 04/30/2022

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	84,261.32
Savings Cash	2,028.87
Reserves Cash	114,049.39
Total Cash	200,339.58
ASSETS	
Accounts Receivable	6,771.89
Total ASSETS	6,771.89
TOTAL ASSETS	207,111.47
LIABILITIES & CAPITAL	
Liabilities	
LIABILITIES	
Accounts Payable	542.17
Prepaid Assessments	1,582.10
Total LIABILITIES	2,124.27
Total Liabilities	2,124.27
Capital	
RESERVES	
General Reserves	26,057.43
Total RESERVES	26,057.43
Retained Earnings	95,964.41
Calculated Retained Earnings	78,685.17
Calculated Prior Years Retained Earnings	4,280.19
Total Capital	204,987.20
TOTAL LIABILITIES & CAPITAL	207,111.47

River Point Security Report - March 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.

03/04/22 130984

During the day of 03/04/22, a traffic stop was conducted and the driver was warned. The driver was a non-resident and advised he was turned around in the neighborhood and was lost. There were other violators also that were made contact with. Both drivers were residents in the neighborhood. Both drivers were warned as well. Contact was made with residents at the address of 12224 Beaver Run Drive, 1778 High Brook Court, and 1610 Panther Ridge Drive. Residents had several personal questions and information/resources were provided. There were no questions, comments, or concerns in regards to the neighborhood.

03/06/22 146195

During the day of 03/06/22 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. Contact was made with residents at the address of 1602 Panther Ridge Drive, and 1779 High Brook Court . Residents had several personal questions and information/resources were provided. There were no questions, comments, or concerns in regards to the neighborhood. It should be noted, contact was made with several individuals who were on dirt bikes riding in the neighborhood. They were informed of street use of bikes as well as verbally warned.

03/11/22 166482

During the day of 03/11/22 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. Contact was made with residents at the address of 1366 Pink Panther Drive, The residence of 12260 High Laurel Drive was secured, 11234 Monument Landing Blvd. There were no questions, comments, or concerns in regards to the neighborhood.

03/21/22

During the day of 03/21/22 heavy traffic patrol enforcement took place. During the day, the following addresses of possible vacant homes or houses for sell were checked. The address consisted of the following : 11258 Monument Landing Blvd., 12225 High Laurel Drive , 1834 High Brook Court , 12132 Babbling Brook Drive, and 1479 Crabapple Cove Ct. All residence that were for sale or appeared to be vacant were checked to make sure they were secured. None of the residence appeared to have any broken windows or doors that were ajar.

03/31/22

During the day of 03/31/22 heavy traffic patrol enforcement took place. . I made contact with several homeowners at the following locations: 1240 Shallowford Drive West which was made secure, 1359 Running Brook Court, and 1815 Rambling Ridge Lane. It was brought to my attention of vehicles parking on the roadway on Monument Landing. A search of the area yielded negative results during my time. I also observed several solicitors throughout the neighborhood. All were informed about the neighborhood preventing all solicitors.

There were no further issues.

I think more presence in the area will be effective.

RIVER POINT SECURITY REPORT – APRIL 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.

04/10/22

During the day of 04/10/22 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 traffic during my time. There was also little to no foot traffic during my time as well. There were no questions, comments, or concerns in regards to the neighborhood.

04/13/22

During the day of 04/13/22 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. Two drivers of vehicles were contacted due to equipment violations. All drivers were verbally warned. NOTE: all the drivers were residents of the neighborhood. During my time, there was no foot traffic. There was no additional suspicious activity observed.

04/20/22

During the day of 04/20/22 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 traffic during my time. There was also little to no foot traffic during my time as well.

04/24/22

During the day of 04/24/22 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. Contact was made with a resident who as driving a golf cart in the neighborhood. They were advised to make sure the lights on the golf cart were illuminated at night due to oncoming traffic. They advised they were not using it as a means of transportation but to see what issues were going on with it. I also made contact with a resident walking a dog without a leash. There was no additional suspicious activity.

04/25/22

During the day of 04/25/22 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. Contact was made with residents at the listed addresses: 12324 Raleigh Ridge Drive South, 12328 Raleigh Ridge Drive South, 12333 Raleigh Ridge Drive South, 1602 Panther Ridge Court, and 11254 Monument Landing Boulevard. All residents were advised to contact me if they observed any suspicious activity. They went on to say they had no additional questions, comments, or concerns.

There were no further issues.

I think more presence in the area will be effective.