

**River Point Community Association  
Board Meeting  
November 20, 2017**

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

**Roll:** Shantell Hughes, David Tackett and Harry James .

**Invitees:** All association members

**Approval of Minutes:**

September 18th Regular meeting minutes - Approved and filed as read.

**Managers' Report:**

Security Report for September and October - Submitted and available at meeting.

**Officer's Report:**

Treasurer's Report for September and October - Submitted and available at meeting.

**Committee Reports:**

ARC Report for September and October - Submitted and available at meeting.

**Unfinished Business:**

**Proposed Shed Amendment** – We did not receive enough votes to amend the docs.

**Entrance Signs** – They are being worked on.

**New business:**

**Black aluminum or black rod iron fencing around ponds ONLY** – To be discussed further.

**Requiring homeowners to provide tenants with a copy of CC&Rs and provide the Association with tenant contact information** – The Association will request this information from homeowners.

**Charging homeowners for duplicate, recurring violation letters** – The Association will send one "final" letter notice to homeowners who violate the same, recurring violation. This letter will also advise them that future occurrence will receive a demand letter from our attorney.

**Correcting violations and charging homeowners** – The Association will review the Florida Statutes.

**New website** – To be discussed further.

**Acceptable timeframe for PODs in driveway** – Our general acceptable timeframe is one week.

**Annual meeting date** – Thursday, January 25th

**Meeting was adjourned at 7:17pm.**

**Members in Attendance at Meeting:**

Ryan Smith

Lee West

Wade Hughes

**Minutes approved** as read           ✓          

As Corrected

Date:           11/5/18          

  
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Brian Noell, Secretary

# Treasurer's Report

October 2017

Income – \$590.80

Disbursements - \$22,619.91

Balance as of October 31, 2017 – \$-22,029.11

David Tackett

Treasurer 2017

River Point Community Association, Inc.

12:21 PM  
11/20/17  
Cash Basis

River Point Community Association, Inc.  
**Balance Sheet**  
As of October 31, 2017

	<u>Oct 31, 17</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
C1CU 24mo CD	62,183.93
C1CU Money Market	45,824.58
C1CU Savings	2,011.89
Smartstreet	50,394.38
<b>Total Checking/Savings</b>	<u>160,414.78</u>
<b>Accounts Receivable</b>	
Accounts Receivable	-2,931.70
<b>Total Accounts Receivable</b>	<u>-2,931.70</u>
<b>Total Current Assets</b>	<u>157,483.08</u>
<b>TOTAL ASSETS</b>	<u><u>157,483.08</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
Reserves	19,382.89
<b>Total Other Current Liabilities</b>	<u>19,382.89</u>
<b>Total Current Liabilities</b>	<u>19,382.89</u>
<b>Total Liabilities</b>	19,382.89
<b>Equity</b>	
Retained Earnings	135,227.50
Net Income	2,872.69
<b>Total Equity</b>	<u>138,100.19</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>157,483.08</u></u>

# Treasurer's Report

September 2017

Income – \$643.07

Disbursements - \$13,798.35

Balance as of September, 30 2017 – \$-13,155.28

David Tackett

Treasurer 2017

River Point Community Association, Inc.

11:02 PM  
10/25/17  
Cash Basis

River Point Community Association, Inc.  
**Balance Sheet**  
As of September 30, 2017

	<u>Sep 30, 17</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
C1CU 24mo CD	62,141.69
C1CU Money Market	43,811.44
C1CU Savings	2,011.04
Smartstreet	74,253.56
<b>Total Checking/Savings</b>	<u>182,217.73</u>
<b>Accounts Receivable</b>	
Accounts Receivable	-2,748.20
<b>Total Accounts Receivable</b>	<u>-2,748.20</u>
<b>Total Current Assets</b>	<u>179,469.53</u>
<b>TOTAL ASSETS</b>	<u><u>179,469.53</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
Reserves	19,340.65
<b>Total Other Current Liabilities</b>	<u>19,340.65</u>
<b>Total Current Liabilities</b>	<u>19,340.65</u>
<b>Total Liabilities</b>	19,340.65
<b>Equity</b>	
Retained Earnings	135,227.50
Net Income	24,901.38
<b>Total Equity</b>	<u>160,128.88</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>179,469.53</u></u>



# Monthly Report:

<b>Property</b> :	River Point
<b>Month:</b>	Sep / 2017
<b>Officer:</b>	McCollum

(Dates)	(Times)	(Hours Worked)
9-07	2300-0100	2
9-18	2000-2300	3
9-21	0300-0600	3
9-27	2230-0030	2
9-29	2330-0130	2
<b>Total Hours Worked:</b>		<b>12</b>

(Type of Police Service)	(# of Times)	(Brief Summary)
Calls for Service:	0	N/A
Citizen Contacts:	21	Solicited neighborhood concerns
Suspicious Persons:	2	Roof and Fence solicitors
Traffic Stops:	3	Headlight out
Parking Citations:	0	N/A
Arrest:	0	N/A
Curfew Violations:	0	N/A
Follow-Up:	0	Traffic infractions (Speeding, Going around speed bumps, No turning into neighborhood from strip mall, Parking issues)
Reoccurring Issues:	1	Speeders / dog issues
Strategy for Next Month:	1	Continue to vary the times worked in this community contingent on the crime patterns, traffic issues, and concerns of the residents. Running radar on Running River Rd. Looking for suspicious persons in late hours

\*\* Spoke to the parent of the resident at **1766 RUSH CREEK DRIVE W** about his fast and furious car speeding. The father said he would talk to his son and correct his driving. I told him to tell him that this was his warning and I would be looking specifically for him.

# Monthly Report:

<b>Property</b> :	River Point
<b>Month:</b>	Oct / 2017
<b>Officer:</b>	McCollum

(Dates)	(Times)	(Hours Worked)
10-08	2000-0000	4
10-09	2100-2200	1
10-24	2200-0000	2
10-25	2100-2200	1
10-30	2045-0045	4
	<b>Total Hours Worked:</b>	<b>12</b>

(Type of Police Service)	(# of Times)	(Brief Summary)
Calls for Service:	1	Auto burglary / Auto theft
Citizen Contacts:	18	Solicited neighborhood concerns
Suspicious Persons:	1	Roofing solicitor
Traffic Stops:	7	Speeding, ran Stop Sign, headlight out
Parking Citations:	0	N/A
Arrest:	0	N/A
Curfew Violations:	0	N/A
Follow-Up:	0	Traffic infractions (Speeding, Going around speed bumps, No turning into neighborhood from strip mall, Parking issues)
Reoccurring Issues:	1	Speeders / dog issues
Strategy for Next Month:	1	Continue to vary the times worked in this community contingent on the crime patterns, traffic issues, and concerns of the residents. Running radar on Running River Rd. Looking for suspicious persons in late hours

\*\*CCR 711972, 10/18/2017 (1700-2030), 1774 Rush Creek Dr. W., Owner's car door doesn't lock and his car that was parked on the road was burglarized and he had a spare set of keys to his other car that was parked in the driveway. Car in driveway was stolen with the keys taken from that unlocked car. Police were called the next day to 12021 McCormick Rd. (Hillwood Pointe Apartments) and recovered the car and caught a couple teenagers running from the car. Charged one of the teens with trespassing in the car and having marijuana in his pocket. He also admitted to throwing a gun in a ditch but it was not located.



River Point Community Association  
**ARC Report**  
September and October 2017

**ARC Requests received and approved:**

9/25	11379 Monument Landing Blvd.	roof	app
9/27	1332 Trotters Walk Way	tree removal	app
10/2	12145 Trimlawn Lane	fence	app
10/2	12143 Rush Creek Dr. N.	landscape	app w/cond
10/6	12135 Rush Creek Dr. N.	tree removal	app
10/11	12145 Trimlawn Lane	fence	app
10/12	12117 Panther Ridge Dr.	fence	app
10/18	12326 Dunwoody Dr.	fence	app
10/22	1835 High Brook Ct.	roof	app
10/25	1235 Shallowford Dr. W.	fence	app
10/25	1229 Shallowford Dr. W.	fence	app
10/31	12217 Panther Ridge Dr.	fence	app

Shantell Hughes  
River Point Community Association