

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

Call to Order: Shantell Hughes, President, called the meeting to order at 6:31pm.

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

Invitees: All association members

Approval of Minutes:

July 18th Meeting Minutes - Approved and filed as read.
September 19th Meeting Minutes – Approved and filed as read.

Managers' Report:

Security Report for July through October - Submitted and available at meeting.

Officer's Report:

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

Unfinished Business:

ARC Request for Pavers – **Barbara made a motion to allow the color Sierra from Tremron as an approved paver color, and approved the ARC request. Brian seconded. Laurie abstained as it was her ARC request. All in favor.**

ARC Request for Gazebo – **David made a motion to approve the gazebo with the condition that the sides are not seen from the roadway. Barbara seconded. Laurie abstained as it was her ARC request. All in favor.**

Security Cost Increase – Hourly security fee has been the same since beginning services many years ago. An increase was requested to reflect current standard. **David made a motion to increase hourly security rate from \$35 to \$45 per hour. Barbara seconded. Laurie voted no. All in favor. Motion passed.**

Management Cost Increase – Management cost has been the same since beginning services 9 years ago. A \$3,300 annual increase was requested. **David made a motion to increase security fee from \$20,100 to \$23,400. Brian seconded. All in favor.** Note: Laurie requested an updated contract reflecting the increased fee, as our original contract was dated in 2009.

New Business:

None.

Open Forum:

None.

Meeting was adjourned at 7:26pm.

Members in Attendance at Meeting:

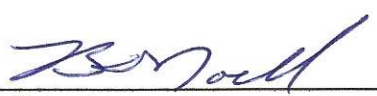
Rene' Garcia
wade Hughes
John & Jana Price
Shannon & Stepani Sellers

Minutes approved:

As read

As Corrected

Date: 1/16/2023



Brian Noell, Secretary

Treasurer's Report

September 2022

Income – \$342.04

Disbursements - \$6,402.18

Balance as of September 30, 2022 – \$6,060.14

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: 09/30/2022

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	49,904.31
Savings Cash	2,029.58
Reserves Cash	114,346.08
Total Cash	166,279.97
ASSETS	
Accounts Receivable	5,665.03
Total ASSETS	5,665.03
TOTAL ASSETS	171,945.00
LIABILITIES & CAPITAL	
Liabilities	
LIABILITIES	
Accounts Payable	779.11
Prepaid Assessments	2,801.14
Total LIABILITIES	3,580.25
Total Liabilities	3,580.25
Capital	
RESERVES	
General Reserves	26,057.43
Total RESERVES	26,057.43
Retained Earnings	95,964.41
Calculated Retained Earnings	42,062.72
Calculated Prior Years Retained Earnings	4,280.19
Total Capital	168,364.75
TOTAL LIABILITIES & CAPITAL	171,945.00

Treasurer's Report

October 2022

Income – \$370.92

Disbursements - \$12,577.26

Balance as of October 31, 2022 – \$12,206.34

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: 10/31/2022

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	37,817.67
Savings Cash	2,029.93
Reserves Cash	114,443.20
Total Cash	154,290.80
ASSETS	
Accounts Receivable	5,237.17
Total ASSETS	5,237.17
TOTAL ASSETS	159,527.97
LIABILITIES & CAPITAL	
Liabilities	
LIABILITIES	
Accounts Payable	871.61
Prepaid Assessments	3,018.14
Total LIABILITIES	3,889.75
Total Liabilities	3,889.75
Capital	
RESERVES	
General Reserves	26,057.43
Total RESERVES	26,057.43
Retained Earnings	95,964.41
Calculated Retained Earnings	29,336.19
Calculated Prior Years Retained Earnings	4,280.19
Total Capital	155,638.22
TOTAL LIABILITIES & CAPITAL	159,527.97

RIVER POINT SECURITY REPORT – SEPTEMBER 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.

09/09/22

During the day of 09/09/22, 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. I made contact with residents on Swimming Salmon, 12100 Trimlawn Lane, 1300 Pink Panther Drive, 1300 Trotters Walk. Residents that contact was made with advised they had no current questions comments or concerns. There was no suspicious activity observed during my time canvassing the area.

09/16/22

During the day of 09/16/22, 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. During my deployment I made contact with several residents in the area walking to remind them to lock their vehicles at night to prevent possible unwanted vehicle entrees over the night. Several asked if they had any additional complaints in regards to the neighborhood all advised they did not during my encounter with the residents.

09/22/22

During the day of 09/22/22, 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. I made contact with resident on Shadow Ridge Trail they had no issues or concerns. I was contacted by a resident on 1600 Panther Ridge Ct. who advised he recently moved in and there is often a car parked in his driveway when he gets home sometimes. I made contact with surrounding neighbors and advised them not to park in the driveway of the house that was previously up for sale. Vehicle ran a stop sign on Panther Ridge Ct (resident) was verbally warned. There was light traffic during my time.

09/25/22

During the day of 09/25/22, 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. I made contact with several drivers who were parked on monument landing impeding the flow of traffic. Two subjects were moving resulting in their vehicles being on the roadway I was contacted by a resident on 11200 Monument Landing Blvd in reference to a transient issue with surrounding businesses. Several options were provided to him in regards to obtaining a long term solution. I advised him I will canvass the surrounding areas during my deployments in efforts to obtain the individuals.

09/30/22

During the day of 09/30/22, 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. Due to a previous issue brought to my attention in regards to vehicles parking in homes for sale, I checked all driveways of homes being sold. I observed no vehicles in vacant homes. I then checked the businesses of Walgreens and Publix in regards to a ongoing issue of the homeless. There were negative results in locating any suspicious activity. There was moderate traffic during my time due to inclement weather (raining). There were no down powerlines or trees blocking roadway as result of the storms.

I think more presence in the area will be effective.

River Point Security Report - October 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.

10/9/22

During the day of 10/09/22 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 vehicle travel during my time of the deployment. I observed no vehicles parked on Monument Landing Blvd. It was brought to my attention about a vehicle being parked on 11276 Monument Landing Blvd. I made contact with the owner of the resident and explained they could not block the roadway. He explained that they were doing some moving/renovating and would be conscientious about blocking the roadway. I will continue to monitor this issue for the remaining of the month. There were also no commercial vehicles parked in the subdivision. Contact was made with residents at 1910 Shadow Ridge Trail, 12234 Dove Ridge Drive, and 12218 Dove Ridge Drive; all residents advised they had no questions comments or concerns that needed to be address. There was no suspicious activity in the neighborhood during my time.

10/18/22

During the day of 10/18/22 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 vehicle travel during my time of the deployment. I observed no vehicles parked on Monument Landing Blvd. There were also no commercial vehicles parked in the subdivision. There was no contact with residents during the deployment due to the late hours of work. There was no suspicious activity in the neighborhood during my time.

10/23/22

During the day of 10/23/22 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. Several residents were observed walking in the neighborhood. Contact was made and no issues were addressed. I reminded all parents the importance of their children's safety during the night of Halloween. They were reminded if they allow their parents to go door to door by themselves to make sure the kids go in a group. They were also advised to carry a flashlight if possible. Contact was also

made with residents at 1361 Pink Panther Drive, 12238 Crabapple Cove Drive, and 1466 Crabapple Cove Ct S; no cause of concerns were brought to my attention.

10/24/22

During the day of 10/24/22 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. There was light vehicle travel during my time of the deployment. I observed no vehicles parked on Monument Landing Blvd. There were also no commercial vehicles parked in the subdivision. There was no contact with residents during the deployment due to the late hours of work. There was no suspicious activity in the neighborhood during my time. Few residents were observed walking and they were reminded the importance of safety during the night of Halloween. They were also advised to be mindful of other pedestrians if they were driving due to the probability of heavy foot traffic on Halloween.

10/27/22

During the day of 10/27/22 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 vehicle travel during my time of the deployment. I observed no vehicles parked on Monument Landing Blvd. There were also no commercial vehicles parked in the subdivision. There was no contact with residents during the deployment due to the late hours of work. There was no suspicious activity in the neighborhood during my time. Few residents were observed walking and they were reminded the importance of safety during the night of Halloween. They were also advised to be mindful of other pedestrians if they were driving due to the probability of heavy foot traffic on Halloween.

PROPOSED 2023 BUDGET

	2022 Budget	2022 YTD	Projected EOY Exp	2023 Budget	2023 Changes
1 Annual Assessment	\$223				
2 Total Assessment Income	\$108,824	\$83,192.30	\$97,805.56	\$108,824	\$0
3 Percent of increase	0				
<u>Administrative</u>					
4 Management Fee	\$20,100	\$18,425	\$20,100	\$23,400	+\$3,300
5 Accounting Fees (Tax Return Prep)	\$300	\$280	\$280	\$300	
6 Taxes (Federal)	\$150	\$247	\$247	\$250	+\$100
7 Legal Fees - HOA	\$500	\$7,076.06	\$7,076.06	\$500	
8 Legal Fees - Owed by Residents	\$400	\$1,024.07	\$1,024.07	\$400	
9 Legal Fees - Collection	\$0	\$220	\$220	\$0	
10 Office & Postage Expenses	\$2,000	\$770.62	\$1,949.56	\$2,000	
11 Website	\$0	\$496.71	\$496.71	\$175	+\$175
12 Community Events	\$500	\$0	\$0	\$250	-\$250
13 Bad Debt	\$500	\$0	\$0	\$250	-\$250
14 Annual Corporate Report	\$62	\$96.25	\$96.25	\$62	
14 Insurance	\$2000	\$2,701.74	\$2,701.74	\$2,900	+\$900
<u>Utilities</u>					
15 Electric	\$2,000	\$2,000	\$1,493.35	\$1,650	-\$350
16 Water	\$3,000	\$4,205.98	\$5,105.98	\$5,000	+\$2,000
<u>Maintenance & Repair</u>					
17 General Maint. & Repair	\$1,800	\$0	\$0	\$1,500	-\$300
18 Pet Waste Stations	\$1,055	\$2,246.40	\$2,246.40	\$2,300	+\$1,245
19 Special Projects	\$21,629	\$0	\$21,629	\$13,927	-\$7,702
20 Landscape Enhancements	\$1,000	\$2,700	\$2,700	\$1,000	
<u>Contract Services</u>					
21 Landscape	\$43,272	\$37,801	\$45,013	\$43,260	-\$12
22 Security	\$6,840	\$4,388.38	\$6,840	\$8,000	+\$1,160
<u>Reserve Expenses</u>					
23 Reserve (Long Term)	\$1,000	\$0	\$0	\$1,000	

<u>Board Expenses</u>						
24	Assoc. Storage Unit	\$600	\$589.74	\$589.74	\$600	
25	Office & Postage Expenses	\$116	\$58	\$58	\$100	-\$100
	TOTAL EXPENSES	\$108,824	\$83,192.30	\$97,805.56	\$108,824	+\$11,018.44