

**River Point Community Association
Board Meeting Minutes
October 4, 2021**

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

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

Invitees: All association members

Approval of Minutes:

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

Managers' Report:

Security Report for July and August - Submitted and available at meeting.

Officer's Report:

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

Committee Reports:

ARC Report for July and August - Submitted and available at meeting.

Unfinished Business:

Kernan Wall Construction – **No motion was made. Discussion postponed until next further notice.**

New Business:

2022 Budget – **David made a motion to make no changes and use the 2021 budget numbers for 2022. Laurie seconded. All in favor.**

Open Forum:

None.


Meeting was adjourned at 6:38pm.

Members in Attendance at Meeting:

Rene Garcia
Shannon & Stefani Sellers

Minutes approved:

As read ✓
As Corrected
Date: 11/15/21



Brian Noell, Secretary

Copy of Balance Sheet

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

As of: 07/31/2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	47,952.03
Savings Cash	2,027.30
Reserves Cash	112,667.62
Total Cash	162,646.95
ASSETS	
Accounts Receivable	3,190.11
Total ASSETS	3,190.11
TOTAL ASSETS	165,837.06
LIABILITIES & CAPITAL	
Liabilities	
LIABILITIES	
Prepaid Assessments	1,591.08
Total LIABILITIES	1,591.08
Total Liabilities	1,591.08
Capital	
RESERVES	
General Reserves	25,057.43
Total RESERVES	25,057.43
Retained Earnings	95,964.41
Calculated Retained Earnings	42,558.14
Calculated Prior Years Retained Earnings	666.00
Total Capital	164,245.98
TOTAL LIABILITIES & CAPITAL	165,837.06

Treasurer's Report

July 2021

Income – \$465.23

Disbursements - \$10,862.83

Balance as of July 31, 2021 – \$10,397.60

David Tackett

Treasurer 2021

Riverpoint Community Association,

Copy of Balance Sheet

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

As of: 08/31/2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	38,170.82
Savings Cash	2,027.48
Reserves Cash	112,710.69
Total Cash	152,908.99
ASSETS	
Accounts Receivable	3,190.11
Total ASSETS	3,190.11
TOTAL ASSETS	156,099.10
LIABILITIES & CAPITAL	
Liabilities	
LIABILITIES	
Prepaid Assessments	1,343.65
Total LIABILITIES	1,343.65
Total Liabilities	1,343.65
Capital	
RESERVES	
General Reserves	25,057.43
Total RESERVES	25,057.43
Retained Earnings	95,964.41
Calculated Retained Earnings	32,888.61
Calculated Prior Years Retained Earnings	845.00
Total Capital	154,755.45
TOTAL LIABILITIES & CAPITAL	156,099.10

Treasurer's Report

August 2021

Income – \$1,185.52

Disbursements - \$11,013.05

Balance as of August 31, 2021 – \$9,827.53

David Tackett

Treasurer 2021

Riverpoint Community Association,

RIVER POINT - AUGUST 2021 SECURITY REPORT

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.

08/08/21 CCR# 471810

During the day of 08/08/21 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 vehicle travel during my time of the deployment. There was no suspicious activity in the neighborhood during my time. Contact was made with residents at 12119 Rush Creek Drive North and 1322 Running Brook Court, both residents advised they had no issues of concern. There were no commercial vehicles parked on any roadways inside the subdivision. Due to inclement weather additional contact was limited.

08/20/21 CCR# 498420

During the day of 08/20/21 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. I was informed of an increase of vehicle travel during the hours of 5pm and 6pm. The issue of concern was there may be a traffic delay throughout the neighborhood. I will monitor the traffic concern during my monthly deployment. Contact was made at 1813 Rambling Ridge Lane, 1837 Rambling Ridge Lane and 12253 High Laurel Drive, all residents advised they had no concerns for additional issues during my time. Additional contact was limited due to inclement weather.

08/23/21 CCR# 503833

During the day of 08/23/21 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 vehicle travel during my time of the deployment. There was no contact with made due to the rain. There were no calls for service during my time working. I observed no suspicious activity during my time on scene.

08/27/21 CCR# 512359

During the day of 08/21/21 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. Due to the rain, I saw an increase of vehicle travel. The majority of vehicle were cutting through the subdivision to avoid heavy traffic on Monument and McCormick. There were no signs of traffic infractions. There were no commercial vehicle parked inside the subdivision. There were no vehicles parked on Monument Landing during my time on scene. It was brought to my attention there has been a increase of vehicles parking in front of driveways prevent home owners from exiting their residence. I will continue to monitor the issue during the remainder of the month.

08/30/21 # 307922 518437

During the day of 08/30/21 a heavy traffic presence was made. I made contact with the residents at 1818 High Brook Court, 1205 Shallowford Drive North, 12307 Raleigh Drive South all of which advised they had no issues of concerns. Contact was made with the resident at 1713 in reference to starting a Sheriffs Neighborhood Watch. 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. Radio transmissions were monitored which revealed no calls for service during my time of the deployment.

08/31/21 520862

During the day of 08/31/21 a heavy traffic presence was made. I followed up on complaints in reference to heavy traffic during the rush hour, as well as looking for vehicle blocking driveways. During the deployment my results were negative in looking any of the above issues. I will continue to monitor for these issues in the months to come. There were no vehicles parked on Monument Landing Blvd. during my time (other than work trucks who were parked momentarily). There were no calls for service during my time of the deployment.

River Point Community Association
ARC Report
July and August 2021

ARC Requests received and approved:

7/9	1319 Trotters Walk Way	gutters	app
7/20	1771 Woodenrail Lane	siding & paint	app
7/24	1837 Rambling Ridge Ln.	fence	app
7/25	12204 Beaver Run Rd.	hedge fencing	app
7/27	1788 Woodenrail Lane	enclosure	app
7/29	1231 Raleigh Ridge Dr.	roof	app
7/29	12145 Camp Creek Dr.	siding & paint	app
7/29	1811 Powder Springs Dr.	windows	app
7/30	1241 Shallowford Dr. E.	exterior paint	app
8/22	12320 Raleigh Ridge Dr. S.	shed	app w/con
8/26	1741 Swimming Salmon Pl. N.	windows	app
8/27	1204 Shallowford Dr. W.	shed	app w/con
8/30	12236 Beaver Run Dr.	storm door	app
8/30	1910 Shadow Ridge Trail	mini split A/C	app w/con

Shantell Hughes
River Point Community Association