

**River Plantation Homeowners Association, Inc.**  
**Board Meeting Agenda**  
**August 20th, 2021 10am**  
**(following Special Meeting)**  
**12415 22<sup>nd</sup> Ct E Parrish FL 34219**

Board of Directors

**Andrew Eckman • Lisa Ripley • Tom LaValley • Nancy Barta • Jim Kane**

- I. Call to Order Andy Eckman
  - Reminder of meeting conduct and policy/action for disruptive behavior
- II. Roll Call – Establish Quorum
- III. Approval of Agenda
- IV. Call to public regarding anything on the agenda – 3 minutes each
- V. Architecture Control Approvals (see ARC List)
- VI. Officer Assignments by the Board Andy Eckman
  - A. Reinstatement of all Officer roles due to last meetings disturbances and VP resignation.
- VII. Officer & Management Reports
  - A. Presidents Report Andy Eckman
    - 6 months. Discuss accomplishments and challenges. **You may see the written report at [www.river-plantation.com/PresReport](http://www.river-plantation.com/PresReport) - also attached below**
  - B. Secretary James Kane
    - 1. Approval of the May meeting minutes for corrections
    - 2. Approval of last meeting minutes
  - C. Treasurer Report Jim Kane
  - D. Manager Brittany Polston
- VIII. Committee Reports
  - A. Trails & Bridges Jim Kane
    - 1. Status of Permits
  - B. Social Nancy Barta
    - 1. Updates
  - C. Financial & Budget Andy Eckman
    - 1. Initial Community Budget meeting scheduled for September 9<sup>th</sup> 6pm.
  - D. Legal Andy Eckman
    - 1. Opinion received from Attorney regarding disruptive behavior at Board Mtgs.
  - E. Playground/Pool/Courts/Clubhouse Andy Eckman
    - 1. Court resurfacing and fencing update Jim Kane
    - 2. Pool resurfacing project – recommendation to not attempt this winter due to cost increases, massive delays in construction and lack of availability to required materials.
    - 3. Recent Pool outage and repairs.
  - F. Landscaping Lisa Ripley
  - G. Irrigation Andy Eckman
    - Updates and notice of upcoming meeting

H. Communication & Technology

Tom LaValley

1. Additional Community Signs (trail directions and end signs)

I. Compliance Updates

Lisa Ripley

J. Pond

Jim Kane

1. General Update

IX. Unfinished Business

A. Proposed replacement of Sentry Management

Andy Eckman

B. Light globes for pool area

Tom LaValley

C. New Park Benches (park/trail/courts)

Andy Eckman

D. New Fining Committee

Andy Eckman

E. Revision to Gutter project

Jim Kane

X. New Business

A. Curb Cleaning Project

Lisa Ripley

B. Playground mulch upgrades

Lisa Ripley

C. Park and Trail benches and tables w/ concrete pads

Andy Eckman

XI. Homeowner's Comments about items not on agenda

**Call to public regarding anything not on agenda – 3 minutes**

**Homeowners**

XII. Next Board Meeting September 15, 2021 7pm - Clubhouse

XIII. Adjournment

## President's Report – August 2021

Well, about 6 months have passed since the new Board was seated. I am amazed as to how much has been accomplished by this Board and the residents that have helped. For me, there are things that are going as I expected and other things I am learning.

I am very pleased with the progress such as:

1. Our beautiful new landscaping and mulch
2. Social events including Food Truck Thursday, Bingo, little library and more
3. New signs in the community – more on the way!
4. Tennis and basketball court repairs and resurfacing underway
5. Bridges are all being refurbished – contract signed and in final permitting
6. Pool received major upgrades including pump house
7. New pond company that uses watercraft to sample and treat ponds
8. Clubhouse spruced up and has been opened free of charge to the residents
9. Numerous technology improvements including large screen TV and website
10. Records requests are now easily accessed (no certified mail required and no redacted invoices ever)
11. President's discretionary "fund" has been disallowed
12. Electronic voting now an option - no more being harassed for your ballot!
13. Corrected "Condo Style Voting Resolution" which set a precedent for Boards to be able to change the Bylaws without your vote.

With that, there are also things I am learning from. One example is with managing compliance. I was a supporter of making personal contact with residents when there is something that needs to be addressed before sending a letter. In theory, I still believe in this but in reality, it is not practical. The last drive-around identified almost 100 homes that had marginal violations and around 60 that certainly required contact. Unfortunately, contacting 60 residents is not as easy as it sounds for our management company (they are the ones who we pay to handle compliance). Then, the individuals doing compliance do not always feel safe confronting many residents who can become unreasonably hostile. Therefore, a polite letter and email exchange or telephone call truly works best. If you received a letter as I did (too many weeds in my landscaping – ugh!), just simply call and work it out. If you have a hardship, please let them know.

Another example is in the use of committees. I had a vision of residents participating in committees to better various areas. While we have had limited success with this, I have found it wasn't so easy. As I met people around the community, I mentioned "You have great ideas! You should be on the \_\_\_\_\_ Committee." The answer is often a resounding "NO WAY". Numerous people described the bullying that they received simply for trying to help because it wasn't "so and so's way" or they were left with constantly getting an ear full of negativity. This is sad. Therefore, the committees were often filled with the same individuals from prior years.

Lastly, we recently experienced a significant disruption by several residents at the last meeting. This behavior has been going on for years in the community and is the leading cause of such low attendance at the meetings (last meeting had less than ten homes represented).

Our community is made up of 457 individual homes that have 457 different opinions on how we should be managed. Each year, every home gets to vote on which individuals will represent their best interest in leading the community. This not only includes how or when your money is spent, but many other important things such as who the vendors will be to provide the services we need, creating and enforcing rules in the community and how the compliance is conducted in the community.

457 voices



**I will say that all because 4 or 5 angry people have been the most “vocal” for years, their voice does not overshadow or speak for the other 452 voices.** They don’t represent you. I completely understand that I will not please each and every homeowner. That would be impossible. However, I will take *each person’s* opinion and weigh it equally amongst that of the entire community’s when determining what is the best course of action to every vote I publicly cast even if that person did not attend a Board meeting.



That said, it is disheartening as to the number of residents who do not feel “safe” attending meetings due to the long history of disruptive behavior of a few. There is no place for the yelling and screaming in the meetings and will no longer be tolerated. Before this Board, I once received a text from one of these individuals asking me to attend the meeting and yell and scream so the meeting would have to be adjourned and nothing gets done. I declined. If you don’t agree with how a Director is voting, speak your peace and that’s it. Also, there is no problem voicing your opinion to the Board via email. This is best sent to the Management company so it is on official record. Lastly, if you feel your ideas are better than the seated Board’s positions and you can make a much better community, feel free to run for an elected position on the Board.

I just want to let the majority know that despite this behavior, this Board will continue to improve this community as we sought out to do. I want to thank all the residents that have reached out to me personally to express their gratitude as to the changes they have seen thus far. I look forward to a wonderful second half of 2021 with many more improvements.

Andrew Eckman, President  
River Plantation Homeowners Association, Inc