



The Riverside HOA
Board Meeting Minutes
15 March 2021

The Riverside HOA Board Meeting was held via Zoom meeting. Paul Coates called the meeting to Order at 6:38 PM. A complete list of attendees will follow the minutes.

Old Business
Minutes

The review of the 25 January 2021 Board meeting minutes was performed. The minutes were accepted as submitted with the addition of the 3 Feb 2021 Dredge meeting report. Board members noted recent sightings of the County's contractor in the performance of the Engineering Task order.

Board Officers Reports

The current Treasury report for the period of 1 June 2020 – 14 March 2021 shows cumulative balance of \$42,623.42. All HOA dues have been received for 93 of 93 properties.

Project Update

80 Barcelona Blvd Legal Process Update

All claim monies (legal fees and assessments) were finally recovered through estoppel and legal action upon sale of the home for a total of \$14,036.75 received on 22 Feb 2021.

Riverside Canal Dredging Report

Latest update published in the January 2021 minutes. No meetings have been held since the Feb 2021 meeting.

RHOA Common Area Maintenance

A new RHOA statement of work has been prepared and approved. Paul suggested that Board members individually solicit contractors and copy email so that all Board members know who has been contacted. Additionally, the existing contractor (Tom Wall) will be requested to extend his contract by a month so to allow time to find a new maintenance company.

The Board reported on other maintenance items completed. The Tropical Trail wall has been cleaned and cracks repaired costing \$800. The subsequent painting is planned to be done by a volunteer. Under new business the Board reported that the main entry tile caps are still needing repair. Efforts are underway to get the correct materials for the tile caps repair.

Neighborhood Speeding Issue

No new updates.

RHOA Code Enforcement / D of R Violation Notifications

Paul reported to the Board notifications given to four properties violating codes. The violations consist of parking violations, nuisance grass heights (3 – 4 feet) in the backyard of a vacant property, trash cans not stored properly and abandoned vehicles. The Board discussed that recent actions to address these kinds of issues have helped keep the neighborhood from deterioration and keeps property values strong. The sale of some recent properties has additionally recovered small fines and fees through estoppel action.

By-Laws and D&R Update Project

The By-Laws and D&Rs are still in-process.

New Business

RHOA Pending Permits, General Discussion

The Board reviewed a proposed Brevard County building permit submitted by a homeowner as a courtesy for a boat lift to be built in the canal behind their property which was “approved”. Legally, our HOA has no legal jurisdiction to approve or disapprove docks including “boat-lift” docks **where the construction project is entirely in the canal**. Section 11 Boat landings, boathouses, docks ... in our DoRs are a reference to construction of a boat dock where the plans include a part of the dock being built on land or the seawall. Brevard County has the legal jurisdiction to review and then issue or deny permits for dock construction and variances to Brevard County Code in our canal. Florida Fish and Wildlife and the EPA also have legal jurisdiction regarding activity in the canal. In this case the homeowner is seeking a variance to Brevard County code based on the fact there are 4 existing docks already in our canal where the requested variance has been granted.

Another Brevard County building permit for a garage expansion was also reviewed to ensure the planned construction did not violate existing DoRs. After a quick discussion the board agreed this permit did not violate our existing DoRs.

The meeting was called for adjournment at 7:59 PM. The next HOA Board meeting is scheduled for Monday, 3 May 2021 via Zoom (subject to change).

Attendees:

Chad Bruce
Annie Butler
Paul Coates
Jennifer Christy
Jon Fulps
Roberta Martin
John Rodriguez
Stan Rozzo

Absent

Carl Ritter

[Roberta Martin](#)

Recording Secretary