

The Riverside Homeowners' Association

Fall 2023 General Meeting

Thursday, December 14, 2023



Agenda

- **Call to Order**
- The RHOA Board Member(s)
- Dredging Update from Dredging Committee
- Treasurer Report
 - The RHOA 2023-2024 Current Balance Sheet
 - Vote on The RHOA 2023 – 2024 Budget
- General Business
 - Survey Results
- Semi-Annual Raffle Drawing
- Call to Adjourn

Call to Order

- Introduction
- Quorum Process
 - Verify four board members present including President or Vice President
 - Verify 25% of HOA members in good standing present (Sign In or Proxy)
- Reading of the previous general meeting minutes
 - June 26, 2023 Spring General Meeting
- Vote to accept June 26, 2023 RHOA general meeting minutes

The Riverside HOA 2023-24 Board

Registered Officers	Directors at Large
President: Jay Speicher 1150 Carrigan Blvd. president@miriversidehoa.com	Chad Bruce 85 Carrigan Blvd.
Vice President: John Rodriguez 85 Barcelona Blvd. vicepresident@miriversidehoa.com	Rick Newlon 75 Carrigan Blvd.
Secretary: Annie Butler 100 Carrigan Blvd. secretary@miriversidehoa.com	Jim Cottrell 1105 Granada Ave.
Treasurer: Chris Moletz 1140 Carrigan Blvd. treasurer@miriversidehoa.com	Liz Hedleston 1155 Carrigan Blvd.
The Riverside HOA 1035 Granada Ave board@miriversidehoa.com	

Dredging: Update from Dredge Committee: 10/4/2023

- **Committee awaiting resolution of funding issues**
- **Total cost for the Priority area three, which includes Riverside is \$2.1 Million.**
- **Committee had (as of 10/4/23) approximately \$560K in their FY23/24 Budget.**
- **Committee requested money from the Florida Legislature because they have permitted the job and it's ready to go.**
- **The total cost (as of 10/4/23) of all the projects on the dredge list (Priority areas 2 - 14) is \$22.3M.**
- **The total amount of the annual budget received from the Maintenance Dredging tax line item is about \$164K.**
- **The Dredging budget is a 15% subset of the Road Maintenance Budget which is \$1.0M a year.**
- **The point made is that it would take 22 years to get all the dredge needs completed assuming you used ALL of the county maintenance budget (roads and canals). Hence their request to the FL Legislature.**

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- **Committee discussed the different funding sources they are trying to patch together to do the dredging.**
- **Each source has narrow funding requirements.**
- **For example:**
 - **Some will only help if you have a "public" boat ramp (rules out Riverside).**
 - **There is even something called "MSBU" which is owner funded. (The community borrows the county's money and agrees to have higher taxes over 10 years to payback the expense).**
 - **The IRL (1/2 penny sales tax) is for restoration and primary for muck dredging. To use this funding source requires variable matching funds and is a completely different permitting process than what was used for our area.**
- **Next meeting of the District Two Canal Dredging Committee:**
 - **Wednesday January 3, 2024 6:00 P.M.**
 - **Karen Rood Community Building at Kiwanis Island Park**

RHOA Balance Sheet

Riverside HOA Balance Sheet As of November 30, 2023

	<u>Nov 30, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
WellsFargo Checking 2512	53,279.14
Total Checking/Savings	<u>53,279.14</u>
Total Current Assets	<u>53,279.14</u>
TOTAL ASSETS	<u>53,279.14</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	50,069.49
Net Income	3,209.65
Total Equity	<u>53,279.14</u>
TOTAL LIABILITIES & EQUITY	<u>53,279.14</u>

Riverside HOA
Profit & Loss Budget Overview
 June 2023 through May 2024

Jun '23 - May 24	
Ordinary Income/Expense	
Income	
Annual Dues	
Donations	225.00
Late Fees	350.00
Annual Dues - Other	18,600.00
Total Annual Dues	19,175.00
Code Enforcement Reimbursement	0.00
Estoppel	800.00
Foreclosure Reimbursement	0.00
Total Income	19,975.00
Expense	
Accounting Fees	100.00
Communication	0.00
Florida HOA Statute Books	0.00
Insurance Expense	5,385.45
Lawn Care	
Pest, Weed and Fertilizer	600.00
Tree and Mulch	3,550.00
Lawn Care - Other	6,000.00
Total Lawn Care	10,150.00
Legal Fees	1,825.00
Office Supplies	50.00
Postage and Delivery	100.00
Raffle Items	200.00
Repairs and Maintenance	6,000.00
Room Rental	200.00
Utilities	
Electric	450.00
Water	1,100.00
Total Utilities	1,550.00
Website	0.00
Total Expense	25,560.45
Net Ordinary Income	-5,585.45
Net Income	-5,585.45

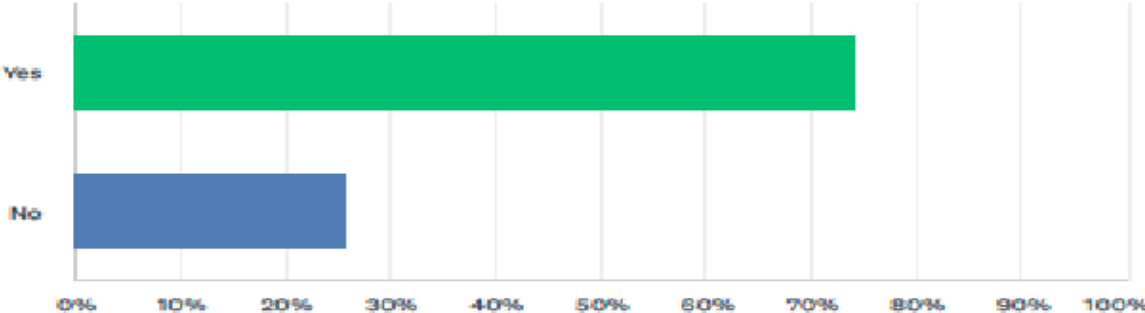
RHOA 2023-2024 Budget

- Highlights:
 - 2022-2023: Operated at a surplus of ~\$6K
 - 2023-2024: Estimated to operate at a loss of ~\$6K
 - This is due to operations of wall maintenance (Pressure wash & Paint) rolling into 2023-2024 budget

Survey Results

Q1 Do you think the HOA should amend the declaration of restrictions to prohibit short-term (Airbnb/Vrbo) rentals?

Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	74.19%	23
No	25.81%	8
TOTAL		31

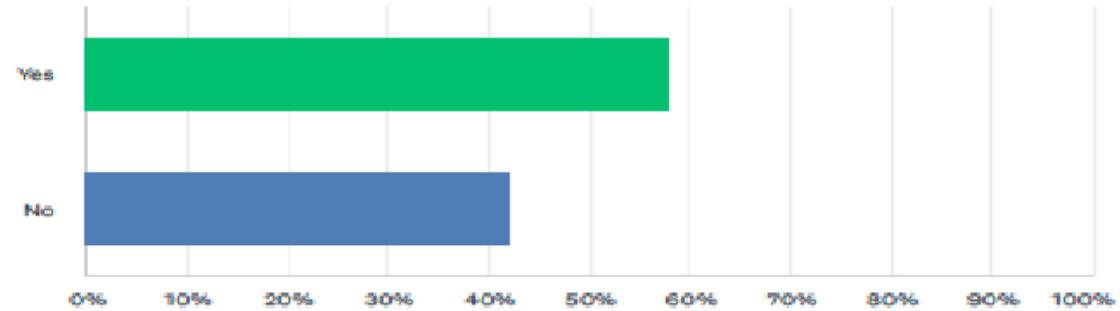
Survey Results

Riverside HOA September 2023

SurveyMonkey

Q2 Are you in favor of reducing the required number of general membership meetings from two to one?

Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	58.06%	18
No	41.94%	13
TOTAL		31

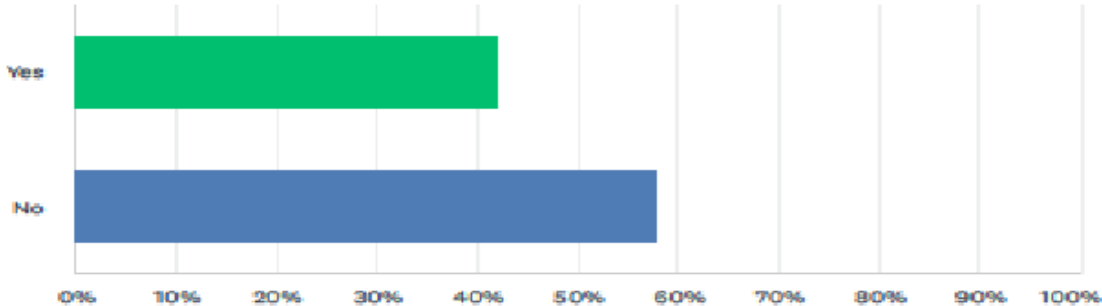
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Q3 Are you in favor of regulating the amount of time shutters remain on windows after a hurricane?

Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	41.94%	13
No	58.06%	18
TOTAL		31

Survey Results: Additional Comments

Riverside HOA September 2023

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Q4 What other issues, if any, do you think need to be taken under consideration by the Riverside HOA?

Answered: 31 Skipped: 0

#	RESPONSES	DATE
1	None	12/10/2023 11:16 AM
2	none	11/6/2023 3:09 PM
3	vacant houses, vehicles or boats that have not moved in a year or more.	10/15/2023 4:08 PM
4	Nothing at this time.	10/12/2023 3:54 PM
5	N/A	10/12/2023 12:12 PM
6	On question 3 believe shutters are fine by windows boarded up with plywood is a different story.	10/9/2023 8:22 PM
7	Nothing else comes to mind	10/9/2023 7:12 PM
8	None	10/9/2023 12:08 PM
9	MAINTANCE	10/8/2023 10:39 PM
10	Parking on street, unregistered vehicles in drive ways and streets.	10/8/2023 7:27 PM
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15	More communication from the board and what they are doing. Are we going to be told the results of the survey? Are you having regular board meetings?	10/4/2023 9:58 AM
16	Tell people to talk to their neighbors before crying to the HOA. These are first world problems that aren't hurting any what about the canal home owners who bought over ten years ago being told it'll be clean soon.... People have real world problems and if this neighbor is going to become a dictatorship then maybe we need to sell our home or new leadership of the hoa. Grow up people!	10/3/2023 8:15 PM
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Survey Results: Additional Comments

Riverside HOA September 2023

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19	Get off your high horses and there are other stuff to worry about....	10/3/2023 7:30 PM
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21	Gross negligence of personal lawn maintenance — canal dredging???	10/3/2023 7:02 PM
22	Not sure	10/3/2023 4:51 PM
23	I think houses should be painted within 3 month from start to finish. (this will allow cure time for stucco, if new) Large debris max one week to pick up. Lawns maintained and not overgrown . There are a homes that routinely son not cut thier lawn for months on end. Not sure what a rule should be , but maybe adopt language from other HOA that has some maintainance. No one should be living or staying in a bus or rv on property. I love our neighborhood ! could look so much nicer with just a bit of effort by some homeowners.	10/3/2023 3:04 PM
24	cARS PARKED ON STREETS AND IN THE PATH OF OUR BACKING OUR CAR ON THE STREET	10/3/2023 9:21 AM
25	Make available phone numbers of board members so members of Riverside may contact them. Also, consider having a street party in the spring or fall for residents to get to know one another. Residents could bring potluck dishes. If one party for all the residents is too much, perhaps have several street parties in various neighborhood locations so nearby residents can get to meet.	10/3/2023 8:08 AM
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HOA Declarations Discussion

- YARD

All homeowners shall maintain their lawns and landscaping mowed and trimmed. Grass over eight inches tall shall be deemed unmowed and untrimmed.

After being deemed untrimmed, the homeowner shall be sent a notice of the condition with the opportunity to fix the violation within five days of the notice. If the violation is not fixed as stated above, then the homeowner shall be [fined][charged for HOA mowing]

HOA Declarations Discussion Cont'd

- There shall be allowed storm protection only in the event of and during the period of time of a storm likely to cause damage to the house.

- Storm protection on windows and doors facing either Alhambra Drive, Barcelona Blvd., Carrigan Blvd., or Granada Street shall be removed from the windows and doors by the end of the third weekend following a storm likely to cause damage to a house.

HOA Declarations Discussion cont'd

- MEETINGS
- SECTION 1
- The board of directors shall meet at least once each quarter. The board may also meet at the request of one of the officers. The meetings shall be open to the membership. Notices of all board meetings must be posted in a conspicuous place in the community at least 48 hours in advance of a meeting, except in an emergency. In the alternative, if notice is not posted in a conspicuous place in the community, notice of each board meeting must be posted on the neighborhood's website _____ at least 48 hours prior to the meeting. If the two proceeding methods are not used, notice of each board meeting may be mailed or delivered to each member at least 5 days before the meeting, except in an emergency.

HOA Declarations Discussion cont'd

- MEETINGS
- SECTION 2
- The general membership shall meet at least once a year, (June) or as called by the President and authorized by the board of directors. The May meeting of the general membership will be the annual meeting at which the members of the board of directors will be elected. Notification will be made to the membership at least 10 calendar days prior to each meeting. Proper notification may be made by telephone, written notice, electronic mail, or text message. Notices sent by electronic mail must state in the subject line: NOTICE HOA MEETING RIVERSIDE [insert date of meeting].

HOA Declarations Discussion Cont'd

- **SHORT-TERM RENTALS**
- Homeowners shall not rent out their home for periods of time less than six months. Homeowners are prohibited from renting their home out more than three months in a calendar year.

Fall 2023 General Meeting Raffle

First Drawing is for a \$50 gift card at a local restaurant

- RHOA members in good standing who are present at the meeting

Second Drawing is also for a \$50 gift card at a local restaurant

- RHOA members in good standing who are present at the meeting OR,
- RHOA members in good standing who completed a proxy form



Questions/Open Discussion

The Riverside Homeowners Association



Riverside HOA Fall 2023

December 14, 2023

Dredging Update

Financials

Survey results and discussion

Dredging: Update from Dredge Committee meeting of 10/4/2023

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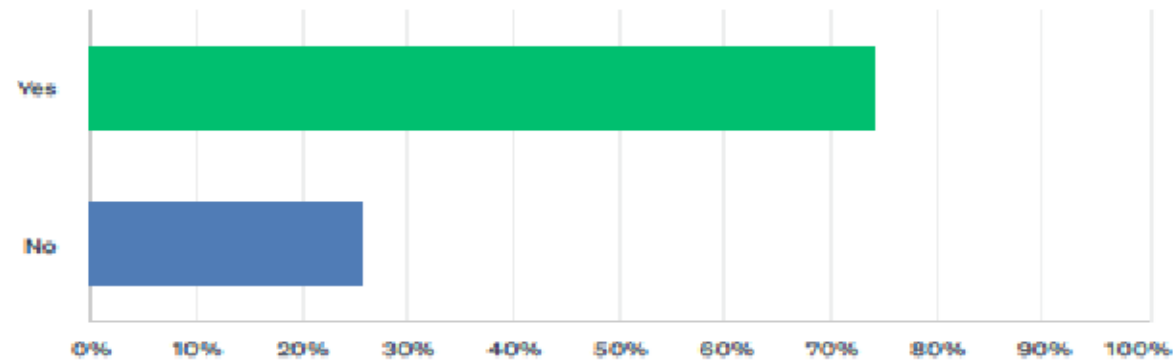
Treasurer Report

- Chris Moletz will update you on our current financial status and budget trends

SURVEY RESULTS

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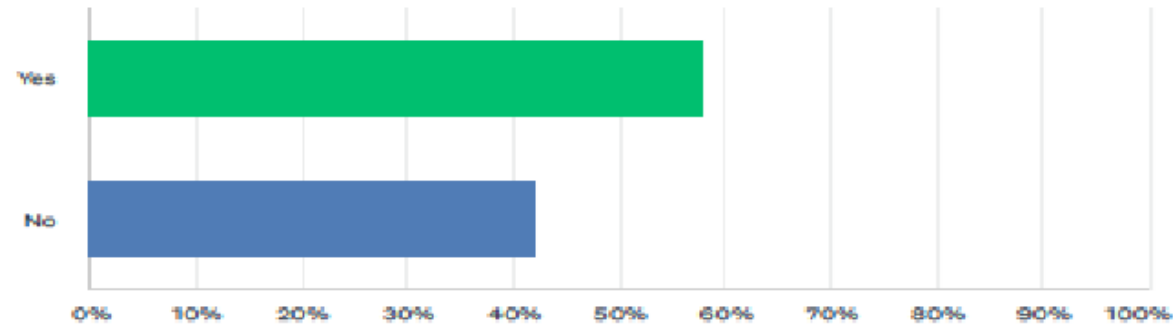
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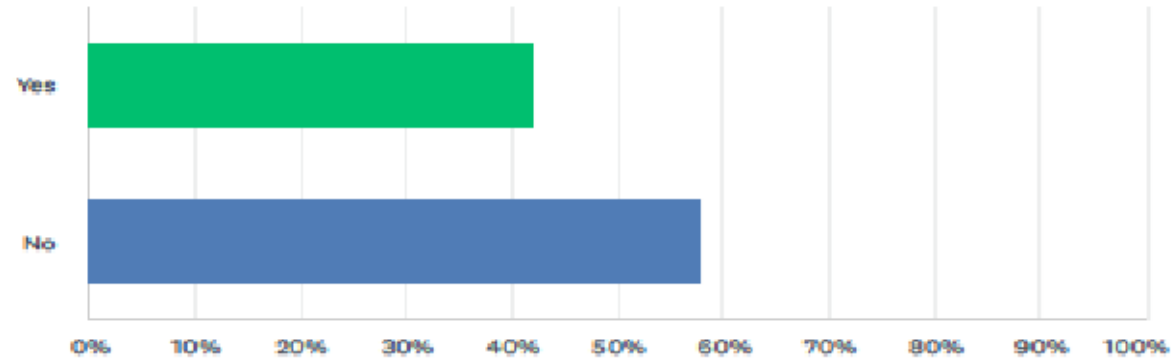
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