

Riverbend Property Owner's Association
Virtual Board Meeting Minutes
April 27, 2021

Calhoun Mayes III of Town & Country(T&C) called the meeting to order at 6:33 PM EST
A quorum was declared with Liz Fister, Kim Gissendanner, and Bennett Porche present.

Brian Brader explained that T&C will manage all ACC applications. ACC is currently creating new construction forms with the goal of streamlining the application process while incorporating the ACC requirements. All ACC forms will be placed on the website.

Calhoun indicated that around \$18,000 was spent on roads in March and April. ACC and board will review for approval the Point Lane improvements that affect Riverbend. January Board Minutes were approved by board members electronically.

Calhoun indicated the following about the 7/1/20 to 3/31/21 Income Statement and 3/31/21 Balance Sheet.

1. Cash revenues from 7/1/20 to 3/31/21 were about \$115,000. Most of the revenue from 2020/2021 annual fees was received prior to 7/1/20 because of the cash discount offered for early payment for the 2020/2021 fiscal year which runs from 7/1/20 to 6/30/21. Total expenses close to the \$289,000 budgeted.
2. Spent around \$18,000 on roads in March and April.
3. Spending about \$20,000 per month.
4. Around \$120,000 in cash available in checking accounts and \$12,000 of prepaid assessments.
5. Delinquent receivables around \$700,000 with an attorney hired to manage the collection process.

Kim indicated that the kayak and canoe rack renovations will begin in May. Annual rental fee may be changed to \$75. Around \$600 cost to build one new rack. We will have 20 new spaces with current rack renovations and one new rack. Kristie emphasized the importance of members providing email addresses.

Liz indicated that the Rainbow Circle gate is working fine. The Buzzard gate backup system needs to be fixed so the gate will open and remain so while power is off. Beach drainage is being fixed. Currently working with an attorney on common area acquisition.

Calhoun indicated that Paul Bailey is no longer a board member and boards typically can vote to appoint a new member for the remaining term of the exited member or not appoint anyone at all and operate with the remaining members. He also indicated that the board voted to have T&C manage the ACC application process and manage rule violations. Ed Dyckman requested that T&C distribute the security report to all members. He also indicated that more members are needed to become CEO's (i.e., Code Enforcement Officers).

Liz indicated that our current part-time maintenance person's last workday will be Friday April 30 so we will have to hire another one. She also indicates that our current gate system has the capacity to add more member names for gate access through remote dialing.

Calhoun indicated that the board members were now going to enter executive session where various issues would be discussed including collection and legal issues.

Calhoun requested a motion to enter executive session which was provided by Bennett and seconded by Liz.

Meeting adjourned at 7:02 EST



Liz Fister (May 10, 2021 11:59 EDT)

Liz Fister Treasurer


05/10/2021



Kim Gissendanner (May 10, 2021 12:24 EDT)

Kim Gissendanner Director

May 10, 2021



BENNETT PORCHE (May 10, 2021 11:43 CDT)

Bennett M. Porche Sr. Secretary

May 10, 2021