

**RIVER HAVEN, INC. BOARD OF DIRECTORS  
35<sup>TH</sup> ANNUAL BOARD MEETING  
Monday, March 5, 2018 @ 10AM**

**ORDER OF BUSINESS:**

President Mike Mc Donald called the meeting to order at 10AM at Haven Hall, River Haven, Inc. 10100 Burnt Store Rd., Punta Gorda, FL 33950. Joyce Nagy led us in prayer. Pledge to the flag was led by President Mc Donald.

All owners were required to sign in as they entered the meeting to establish a quorum if required.

**ROLL CALL was given:**

Mike Mc Donald , President	Present	Mary Lou Smith, Audit	Present
Bill Hulihan, Vice President	Present	Jim Edmond, Building & Grounds	Absent
Linda Warner, Secretary	Present	John Degnan, Bylaws	Present
Jan Smallen, Treasurer	Present	Dean Herbert, Development	Present

**READING OF THE MINUTES OF THE 2017 MEETING:**

Since the minutes of the 2017 Annual Meeting have been posted in the Hall and on the web site, Secretary Warner asked for a motion to not read the 5 pages of minutes. Motion made by Sue Tagliaferri, #68, and seconded by many. All voted Aye.

**REPORT OF THE OFFICERS:**

**President, Mike Mc Donald:** I am leaving the board but I had an enjoyable experience.

**Vice President, Bill Hulihan:** Reminder that updated information is being collected for your files in case of emergency contacts. We also encourage you to check the key box for extra keys to enter your home. Even if you don't wish to leave a key, please indicate who has one. Directories were handed out as you entered the meeting, be sure you signed in and received one.

**Secretary, Linda Warner:** I have enjoyed the past year working with the Board and representing our park residents. I wish the retiring members well and hope they are willing to share all their knowledge with the new members. Vice President Hulihan covered the directory info. I will read the notification of the Annual Meeting dated February 8, 2018 and mailed or delivered to all shareholders. There is no election due to only having three candidates running for the four positions.

**Treasurer, Jan Smallen:**  
Financial Report for 2017

**YTD Total 2017**

<b>Cash Activity Verification</b>	
<b>Dec 2016 Ending Balance</b>	<b>489,558.66</b>
<b>Plus Cash Receipts</b>	<b>378,209.46</b>

<b>Plus Interest Received</b>	<b>1,610.62</b>
<b>Bank Fee/Return AutoPay</b>	<b>0.00</b>
<b>Transfer to Checking</b>	<b>-11,159.49</b>
<b>Transfer to Loan</b>	<b>-15,506.04</b>
<b>Less Disbursements</b>	<b>-405,525.79</b>
<b>Less Check Card Activity</b>	<b>-2,141.02</b>
<b>2017 Cash Activity Total</b>	<b>435,046.40</b>

<b>BB &amp;T Note Activity</b>	
<b>2017 Beginning Balance</b>	<b>236,322.85</b>
<b>Regular Payments</b>	<b>30,263.22</b>
<b>Additional Payments</b>	<b>15,488.04</b>
<b>2017 Ending Balance</b>	<b>190,571.59</b>

The accountant has completed the 2017 tax return and financial statements. No tax was due. Copies will be available upon request. We are working on the budget and hope to finish soon. Contrary to street talk the maintenance fee will not be increased, at the present time. Fortunately, we have the Burnt Store road monies in reserves to cover the sewer expenses. Just a reminder, park decisions are made at Board meetings not the street. When in doubt, read the minutes. Steve Helmers, #145, made a motion to accept the report as read, seconded by Marion Irwin, #53. All voted aye.

**STANDING COMMITTEE REPORTS:**

**Audit, Mary Lou Smith:** Audits conducted for 2017 – total of four. Thanks to my committee of Marion Irwin and John Nagy and to Steve Helmers for filling in when needed. Also, thanks to Treasurer Smallen for preparing all the paperwork involved and answering all the questions.

**Buildings & Grounds, Jim Edmond:** None

**Development, Dean Herbert:** This has been a very busy year. Nine (9) homes were sold with 2 more pending. We had lots of rain this past summer and a very lucky near-miss of Hurricane Irma. All of this, along with the age of our sewer system, caused us some very serious sewer issues. Some repairs have been made with others still waiting. The most serious being lot 52 which has yet to be moved. We are getting closer I think! I will “help” whoever takes over this position all I can.

I would like to thank all the board members that I have worked with these past two years. It's really not a bad job to be on the board but it is the street talk that is the worst part, and unnecessary. All you must do is ask a board member. Instead of assuming what you hear on the street is true, which most time the truth has been really twisted or totally incorrect.

Since 2004 Jayne and I have lived full-time in the park. I have either worked in the park or been on the board. Now we are ready for some "us" time. Thanks to all!

**By Laws, John Degnan:** No report.

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:** Ron Altoff, #95, handed out his breakdown of changing mandatory shares from five to ten. There was a lot of discussion on this matter without any resolution. Would really need to be looked at as if the shares are raised, the monthly fee decreases which lowers our income.

Mary Ann Castro, #47, asked about "fines" being levied on residents who don't put away their objects that could be airborne. Discussion regarding how much would the fine be, should there be a warning first, who levies the fine, etc.? Judy Long, #92, made a motion to form a committee to work on this, seconded by Skip Wade, #53. All voted aye.

**REPORT OF THE ELECTION MARSHALL:** Loretta Michaud stated there was no election as stated earlier by Secretary Warner. She thanked her assistants for helping folks sign in and get the directories passed out. Also stated that counting votes would be a lot easier if all had the same number of shares but they will work with it either way.

**OATH OF OFFICE:**

President Mc Donald administered the Oath of Office to the new board members, Don Denninger, Steve Helmers and Marion Irwin.

**GIFTS:**

President Mc Donald thanked outgoing board members John Degnan, Dean Herbert & himself with a jacket. Jim Edmond did not want a jacket for himself but rather for Dave Greenwald for all the work he did the past year with the sewer & hurricane issues.

**ADJOURNMENT:**

President Mc Donald asked for a motion to adjourn at 11:08 AM. Carole Helmers, #145, made the motion and seconded by many. All voted aye.

Respectfully submitted,

Linda Warner  
Secretary

DRAFT