

RIVER HAVEN, INC. BOARD OF DIRECTORS
36TH ANNUAL BOARD MEETING
Monday, March 4, 2019 @ 10AM

ORDER OF BUSINESS:

President Bill Hulihan called the meeting to order at 10AM at Haven Hall, River Haven, Inc. 10100 Burnt Store Rd., Punta Gorda, FL 33950. Jayne Herbert led us in prayer. Pledge to the flag was led by President Hulihan.

All owners were required to sign in as they entered the meeting to establish a quorum if required. Several phone calls were made asking residents to attend so there would be a quorum.

ROLL CALL was given:

Bill Hulihan , President	Present	Mary Lou Smith, Audit	Present
Jan Smallen, Vice President	Present	Don Haywood, Building & Grounds	Present
Linda Warner, Secretary	Present	Steve Helmers, Bylaws	Present
Jan Smallen, Treasurer	Present	Marion Irwin, Development	Present
Jayne Herbert, Assistant	Present		

READING OF THE MINUTES OF THE 2018 MEETING:

Minutes were read by Secretary Warner and are posted in the Hall and on the web site. Motion to accept the minutes as read made by John Bender,#63, and seconded by Carolyn Kampper,#60. Once quorum was established, all voted Aye.

REPORT OF THE OFFICERS:

President, Bill Hulihan: Please read the back page of the directory listing preparations for leaving your home for over 30 days. I want to thank Mary Lou & Jan for all their work for years and years on the board. Thanks to all the volunteers for their work in making the Park look so nice. Check with Board members for questions. Make sure you have a key in the key box or with someone we could contact if necessary.

Vice President, Jan Smallen: Four CD's have been purchased this month.

Three with Edward Jones

- 1 - \$50,000 – 6 months at 2.35 - Iberia Bank Lafayette LA
- 2 - \$100,000 – 1 year at 2.5% - Cathay Bk Los Angeles Calif
- 3 - \$100,000 – 2 years at 2.65% - Morgan Stanley Private Bank Natl

One with BB & T - \$50,000 – 6 months at 2%

Secretary, Linda Warner: I have enjoyed the past year working with the other Board members and our great park residents. There were a lot of homes sold and therefore lots of shares were returned and new ones issued. Thank you, Jayne Herbert for taking care of all this while I was ill. You are the best! New directories are in, make sure you sign for yours. This quite an undertaking and expense so therefore it is one per unit. Congratulations to the newly elected members and thank you to the

retiring members. We hope you will share your knowledge for a smooth transition. Thank you to our Election Marshall, Barbara George, and her crew for all their hard work.

Assistant Board Member: Welcome to all new Board members – I am sure you will have a good year. I will be glad to assist in any way. Also, thank you to the Board members that have served River Haven – your work was greatly appreciated. Since last spring I have been assisting Linda Warner with secretarial duties. In December I was sworn in as a Board member taking the 8th position – assisting where needed. I have totally enjoyed helping our and will always be willing to help when needed. Since March 2018, there have been 20 share transactions (new owner -10; added shares-2; reissued due to name change, trusts, lot changes, etc -8) We have three pending for March 2019 - new owners Unit#10, Van & Carol Reeves, closing 3/7; new owner Unit 107, Dick Brach, mid-month; and new owners Unit#64, Larry & Penny Herbert, mid-month. I helped Don Haywood set up maintenance files and created a timeline book that shows month by month what inspections, important dates, etc. This will be kept in the office for a guideline for the Board and hopefully will be kept up. We will have a dumpster delivered this week for residents to clean our their stuff not needed. NO paint, oil, must be environmentally safe. Dried paint is okay.

Treasurer, Jan Smallen: Report for 2018

\$375,800.00 Total Cash Received for the Year

\$14,213.87 Additional Loan Payment (balance \$144,140.02 pay off in four years)

\$367,283.84 Total Disbursements for the Year

\$418,480.99 Ending Cash Balance

Motion made to accept report by Bill Holt, #88, seconded by Diane Janiak, #48. Once a quorum was established, all voted aye. I also want to thank you all for the experience of serving on the Board the past six years. And it has been an experience! Congratulations to the new Board, you will do great!

STANDING COMMITTEE REPORTS:

Audit, Mary Lou Smith: I attended all the Board meetings & conducted five audits. Examined records of accounts, bills, vouchers and all records having to do with financial operation of the corporation. All questions that came up during these audits were answered. Thanks to my committee of Skip Wade and John Nagy. Treasurer Smallen for preparing all the paperwork involved and answering all the questions. I must say that after thirteen and a half years on the Board, this position was the easiest. Congratulations to the new Board.

Buildings & Grounds, Buildings & Grounds: I have only been doing this job for two months since Don Denninger retired. The sewer lift station should be done this month and the fence back up. Then it is up to all of you to decide what to do with the area – I would suggest a green area. The storage/boat yard has been organized by Joe Valenson & John Nagy. Mulch was put around the clubhouse with tremendous number of volunteers. This park runs on volunteers. There are two such people I would like to recognize, Sharon Ramirez and Ralph Booth. They are always working.

Development, Marion Irwin:

I have attended all the meetings but one. Between Steve and I we kept the web page updated on the homes for sale. We currently have 2 units for sale and 1 pending. As Development the job is to help any new resident with questions about our park. When a resident lists their home, we advise them

that all new residents must meet with the Board. I believe it is the best interest for our residents to list with an agent because of the exposure from the MLS and newspaper ads. We spent many days and hours waiting for unit 52 to be moved. As of today, the County is still giving them the run around. I know for myself I have learned a lot from this experience. None of us realized the heartache and disappointment this family would be going through. I can say for myself I am sorry for all the inconvenience this has caused. WE have learned a lot from this experience. The Board had many days, hours and months of discussion regarding the lawn service which was a very big step for us. So far, the company has exceeded our expectations in completing their contract. The Board decided to cut back on the maintenance staff hours. We continue to review this subject and this summer will tell the story if the company will be able to handle the grass cutting that we agreed on. Steve and I working together decided that I would look at the gardening end of it and he would work on the bylaws and R&R side. A big thanks to the volunteers that help water, pull weeds, cut the bushes and trim around the pool and to all that put the mulch down. We have more idea for the common areas, but we are a small community, and this will take some time. It's been said that maybe some of our jobs on the board aren't as important as an office job on the Board. Believe me I've been Treasurer, Audit and took Development twice. No matter what seat you sit in its all-important. You can't escape a Board meeting regarding parking, pool problems and of yes, dog poop If you have any questions regarding my job this year, please don't hesitate to see me. Remember we're the little park that could!

By Laws, Steve Helmers: I was present at all Monthly Board Meetings. I worked to assemble and pass the latest Rules & Regulations that were recommended by River Haven legal counsel, didn't change much. Currently working on exploratory information on possible annexation into the City of Punta Gorda. We visited with City Council and contemplating having them here for you all to hear and ask questions.

UNFINISHED BUSINESS: None

NEW BUSINESS:

Mary Ann Castro, #47, Would annexation require a special written election by the shareholders? Are the city folks coming to address us? Yes, the shareholders will vote on annexation & there will be informational meetings to meet with the city.

Ruth Mc Corkle, #12, Are the CDs FDIC insured? Yes, in 3 different banks.

Juanita Reser, #22, Will annexation take care of the seawalls? No.

Chuck Stickler, #113, There are state statues for annexation & it takes 2-3 weeks lead time for them to come out to speak. They will explain all of this when they come here. We want to try to get them here before everyone leaves.

Mike Elling, #118, Would it be possible to get people from Park Hill, Eagle Point, etc., to address us as to how they feel about the annexation? We could look into this.

Marlene Ford, #4, Will we be grandfathered in? Yes.

Patty Shaw, #78, Would the folks who attended the meeting previously, please print the questions & answers they had for all of us to see? You will have your chance to ask all the questions you want when they come. There will be minutes taken and posted for you to review if you are not here.

REPORT OF THE ELECTION MARSHALL, BARBARA GEORGE:

I'd like to start by thanking all who worked on this years' election, Becky Lentz, Chris & Steve Howard, Betsy Gould, Sandi Genter, Lois Thomas, Christine Whitmire, Sandy Yingling, and Donna Strzelczyk for your time, you made my job very easy. Thank you, Linda, Jan & Loretta for your expertise. I will now read the results of the election:

Kay Althoff	838	2yr	
Don Haywood	829	2yr	
Linda Warner	698	2yr	
Rene' Wills	665	2yr	
John Bender	624	1yr	
Bill Hulihan	615	1yr	
Jan Smallen	498		
Skip Wade	270		
Rules & Regulations	Accept 690		Not Accept 135

OATH OF OFFICE:

President Hulihan administered the Oath of Office to the new board members, Kay Althoff, Don Haywood, Linda Warner, Rene' Wills (all 2 year) and John Bender & himself (1 year).

GIFTS:

President Hulihan thanked outgoing board members Linda Warner & Jan Smallen with a jacket. Mary Lou Smith received a check.

ADJOURNMENT:

President Hulihan asked for a motion to adjourn at 10:50 AM. Hank Smith, #2, made the motion and seconded by Lou Bender, #63. All voted aye.

Respectfully submitted,

Linda Warner
Secretary