

**RIVER HAVEN, INC. BOARD OF DIRECTORS**  
**33<sup>RD</sup> ANNUAL BOARD MEETING**  
**Monday, March 7, 2016 @ 10AM**

**ORDER OF BUSINESS:**

Jan Smallen, President called the meeting to order at 10AM at Haven Hall, River Haven, Inc. 10100 Burnt Store Rd., Punta Gorda, FL 33950. Stan Gartin led us in prayer. Pledge to the flag was led by Jan Smallen, President .

All owners were required to sign in as they entered along with any proxy votes they held.

**ROLL CALL was given:**

Jan Smallen , President	Present	Frank Claeys, Audit	Present
Steve Helmers, Vice President	Present	Charlie Roosa, Building & Ground	Present
Debbie Valenson, Secretary	Present	Don Denninger, Bylaws	Present
Carole Filbert, Treasurer	Present	Garrett Janiak, Development	Present

**PROOF OF NOTICE OF THE MEETING:** Secretary read the letter of February, 2015 sent to all shareholders advising of the Annual meeting and voting instructions.

**READING OF THE MINUTES OF THE 2015 MEETING:**

Secretary read the minutes from the 2015 Annual meeting. Jan Smallen asked for a motion to approve the minutes. Dean Herbert made the motion and seconded by Dick Nichols. All voted Aye.

**REPORT OF THE OFFICERS:**

**President, Jan Smallen -**

I want to thank the Board for all their support and contributions during the past year.

The year had a few bumps in the road, but with a lot of help River Haven came through and improved.

We had hoped to have the revised Bylaws and Rules and Regulations in place, but the time ran out before the election. They should be finalized within the next few weeks.

Thank you for giving me the opportunity to experience the last 4 years. I encourage the new residents to consider running for the Board. New insight and ideas are necessary to continue to grow and thrive.

**Vice President- Steve Helmers**

Final report for FY 2015

I was able to be present at all regular Board meetings for the year.

An insurance evaluation was conducted by our insurance company, Brown and Brown and we followed their recommendations for amounts and deductibles.

The budget was completed, submitted and passed by the Board of Directors. The annual Income/Expense budget for FY 2016 is short \$948 for the fiscal year but since the budget is a guideline and there is some flexibility built into it this should not pose a problem.

No maintenance fee increase was contemplated or discussed by the Board this year. The Capital budget has been funded with the Burnt Store Road funds and continues to be funded by the \$20 per month increase of last year- \$30480. The Capital budget funds cannot be used for any other purpose and the \$20 per month increase must go toward the Capital Budget.

At my encouragement the Park purchased and AED (Automatic External Defibrillator) for the safety of our community and it is installed next to the front entrance of the hall making it accessible to the Hall, swimming pool, and entire park without the necessity of a key. We are still in the process of getting a group of trained volunteers together for the operation of the AED although its use is automatic with spoken instructions.

Thank you for permitting me to serve on your behalf for the past two years.

**Secretary, Debra Valenson –**

My first year on the board has been very interesting. Last summer was challenging but I plugged along. I will continue to be as conscientious this year until the end of my term. I want to sincerely thank Jayne Herbert for being my “go to” person whenever I had questions or needed her to help me in the office with aspects of my job I may not have been familiar with.

**Treasurer, Carole Filbert –**

Marion Irwin and her Committee did the Nov. and Dec. audit and found all was in order.

River Haven income taxes has been completed and filed by our CPA and we can expect a twelve hundred refund.

Financial Statement, year ending 2015 is available.

We've had sewer repairs and upgrades at approximately \$12,800. Which have been paid by our Reserve Fund.

Any changes in Automatic Payments for Maintenance fees must be done before the 20th of the month. Other arrangements for an extra person or extra pet must also be made.

**STANDING COMMITTEE REPORTS:**

**Audit – Frank Claeys -**

Each month of 2015 was audited and reviewed by the audit committee. No discrepancies were discovered and books and records were found to be in good order.

Frank Claeys, Audit Chairman

**FINANCIAL**

Balance January 1, 2015	\$502,642.71
Receipts	406,701.78
Disbursements	-425,537.82
Balance December 31, 2015	\$483,806.67
Loan Balance January 1, 2015	316,064.51
Loan Balance December 31, 2015	279,146.17
2015 Loan Balance Reduction	36,918.34

We paid \$1,292.17 extra on principal of loan each month.

## **Buildings & Ground – Charlie Roosa**

The last 2 years has been good for monies in wages. At an all time low due to part time maintenance. It was not a good year for volunteers but I do want to thank all the volunteers that worked and all the volunteers that help the individuals in the park for example. (weeding flower beds) I also want to thank volunteers on social club as well.

With having 2 part timers, overall everything looks good. Rob Herbert is very mechanical and all equipment repairs we have been able to keep in house.

Working on the board has been quite an experience but I did do this kind of work for 14 years in school system.

There will be issues with new person but I have a list of priorities which I have provided. Made list of contractors.

All and all it has been very good working with this board. Yes, we had our discussions and ups and downs but no matter, we did the best for the people.

River Haven will continue to go on and I will continue to be involved.

## **Development – Garrett Janiak –**

I enjoyed working the many facets of River Haven park. It is not a corporation, the word doesn't belong here, it's the people and their many situations. Sometimes we had answers sometimes not. Even through the tough times it was still worth it. A Good Board and Good People.

Now let's talk about the Pro and Con Annex Committee

I would like to thank the pro and con annex committee for all their time, also all the problems they worked their way through. John Degnan, Doris & Jack Laine, Mary Lou & Hank Smith, Marlene Ford, Jan Calomeni and Juanita Reser.

Information was gleaned from many other parks, shareholders, board members, Punta Gorda City Council Members, Department heads both city and county. Most of the road blocks they had were the City of Punta Gorda. The group usually had the info or answers to questions by the next meeting, but something else always came up again.

The committee unanimously agreed that another pro & con committee should be formed again a few years down the road. There are too many problems unanswered at the present time. Examples, money saved, money not saved, taxes saved, taxes not saved. Taxes paid to Punta Gorda go to after upkeep the inner city, not our park. Who is the say after we go to the city, that the county won't need to tax us again. We are not sure that problems are not going to crop up with the parks that have already annexed to the city.

Remember, a vote for or against annexation is a full shareholder vote, not the River Haven Board or a committee vote. Don't forget once in, you cannot get out.

## **Don Denninger - Bylaws**

On Tuesday December 14, 2015, I contacted Highway Department of Transportation & Engineering, Charlotte County and spoke to head engineer, Mr. Venkat Vattikuti and set up an appointment for him to come out and look at a big problem we have by our swimming pool. There is no guard rail or wall to protect our residents from an automobile accident that could occur and injure or kill anyone in the pool.

After a few measurements and some notes, he said that maybe he could install a rail like the one across the street by Park Hill. I told him that was no good because it was too weak to stop a car or truck and that what we needed was something stronger like a concrete barrier. He told me he would speak to his associates and get back to me.

After I did not hear from him for a few weeks, I called him back on January 12th. He replied that he would get back to me and that he is discussing our problem with his associates – end of conversation. He never called back. On Feb. 4<sup>th</sup>, I called him again.....no answer. I left a message on his machine to please call me with any information he may have. NO CALL BACK

On Feb. 18<sup>th</sup>, I called again and finally got him and he told me he would call me back at 4:00 PM. He was checking on a lawsuit that we had about the wall.....again NO CALL BACK. On Feb. 22<sup>nd</sup>, I called and left a message – NO CALL BACK

Finally, on Monday, Feb 29th, I called the commissioner's office of Charlotte County, Chris Constance and spoke with his secretary Mina, told her of our problem and gave her all the information. She would check on it and call me back asap. If I did not hear from her I should call her back on her private line.

On March 3<sup>rd</sup>, Mr. Venkat called me and said that we were getting our guard rail installed on March 22th at NO COST to us.

## **REPORT OF THE ELECTION MARSHALL: Loretta Michaud**

Thanks to all those who helped with the 2016 election:

Debbie Valenson & Jan Smallen for preparing all documents & sign in sheets required for the election. Patty Shaw & Shauna MacLaren for help stuffing envelopes & delivering packets. Hank & Mary Lou Smith & Patty Shaw for helping day of election. Hank & Mary Lou Smith and Guy & Judy Aversa for help opening envelopes & counting ballots.

Jim Edmond & Grant Gender for fixing lunch for us after the election.

## **2016 ELECTION**

### **BOARD OF DIRECTORS**

John Degnan	692
Jim Edmond	558
Dean Herbert	646
Garrett Janiak	386
Mike McDonald	511

Shares Voted	2793
Shares Not Voted	1523

Respectfully submitted, Election Marshall – Loretta Michaud (A copy of the Election Marshall’s report is attached to these minutes)

#### OATH OF OFFICE:

Jan Smallen administered the Oath of Office to the new board members, John Degnan, Dean Herbert, Jim Edmond. Mike McDonald was absent and will be sworn in at next board meeting March 14, 2016.

#### CORRESPONDENCE:

-Read letter from Ruth McCorkle regarding Annexation (see attached letter)

#### UNFINISHED BUSINESS

Annexation to City of Punta Gorda

# 115 Sherry Wynn – just want to say some of us forgot Jan Smallen but we want to thank her for her service.

# 95 Ron Althoff spoke about the 10 shares versus 5 shares. Jan Smallen, President read her rebuttal (copy attached)

#### NEW BUSINESS

#76 – Jayne Herbert stated that she understood not going back to spreadsheet system for treasurer but the new Quickbooks program is CPA capable and she felt there should be a happy medium so board members now and in the future would be able to work easier.

# 83 Jan Smallen stated she had never used Quickbooks when she started Treasurer job. It is the most user friendly. I will be glad to help. I suggest if you run for the board you need to have numbers in mind when taking job for Treasurer.

# 22 Juanita Reser – Quickbooks is very good. Businesses usually have a person write down step by step so next person will know how to do the program.

# 24 John Degnan – When all else fails “Read the Instructions”

# 122 Jan Calomeni – Secretary and Treasurer should be paid as they have hardest jobs. I brought this up a couple of years ago. They do an awful lot of work and maybe some compensation.

# 71 Jack Davis stated if we are \$190,000 underwater on shares, how is our future? Do stockholders have to shell out money or surcharge for rent. Do you envision this happening again? Jan Smallen stated she would give Jack a copy of her rebuttal.

#19 Anita Aping – questioned why the fee for 3<sup>rd</sup> party had been reduced. She stated she wanted a refund for the monies she paid for her son to live here which was \$200 per month.

#76 Jayne Herbert stood up and asked new people to introduce themselves.

# 68 Sue Tagliaferri stated she moved in March 2015, #134 Bill also moved in March 2015,

#59 Jill Warren states she moved in June 2015

# 111 Bettie Parris moved in July 2015

#113 Chuck Stickler stated he moved in July 2015

# 8 Jim & Janet Troxel moved in February 2016

# 118 Ellings moved in April 2015

# 17 Judy Aversa Rules & Regulations going forward should be voted on by us then there would be no controversy. Judy stated that we knew what the rules are when you moved in to park and you need to obey them. There are people who do not care about rules and before you know you have 20 people living in a house and so many dogs living in house.

# 95 Ron Althoff stated covenants up north where he lived cannot be changed

# 116 – Ginger Chicione – On a lighter note, this was a beautiful place around the pond and we had different color lights. I would like to see it come back. It is very warm. The Board was put in to make decisions.

Monetary should go to the people as majority rules.

# 71 Doris Davis – The Spring Lake people used to pay \$5.00 extra per month on fee. Let them pay for lights.

# 98 Nola Corey – We need stop sign by her house as many near misses. People are speeding in park.

# 145 Steve Helmers – When County decided to put the new entrance in our park because of the configuration of the medium out there unfortunately there is no left turn. You have to go out Acline and go to Burnt Store Rd and make left. Please keep that in mind.

# 128 Rita Herbert – People should slow down when coming in park especially when crossing over by wall.

# 56 Betty Benson stated we have on Thursday March 10<sup>th</sup> for Memorial to show respects who have passed last year.

Jan Smallen stated she had some parting gifts to give out to retiring Board Members. She thanked Charlie Roose, Garrett Janiak, Steve Helmers, Jan Smallen.

**ADJOURNMENT** - Jan asked for a motion to adjourn Don Denninger motioned and Dean Herbert seconded all said Aye