

**Minutes for Riverside Homeowners Association Annual Meeting
July 3, 2011**

Earl King called the meeting to order at 9:30 AM.

Those in attendance:

Scott & Brooke Yanke
Rob Powis
Lorrie & Glenn McMurray
Earl King
Walter King

Proxies recorded:

Brent Scott – unit #2
William J. Kidd – unit #4
Chip & Mary Ann Connell – unit #9

A quorum was established, proxies filed.

Rob Powis read the 2010 annual meeting minutes. Rob corrected several typos in the minutes and the minutes were approved.

Rob presented the Actual vs. Budget, year to date, and projected to the end of the 2010 - 2011 (Aug 31, 2011) fiscal year. It was noted that Scott Yanke saved the HOA approximately \$600 by completing the project to reinforce the dock railings and providing the materials and labor at no charge. There were no further questions regarding the HOA expenses..

Rob presented the 2011 budget, September 1st through August 31, 2012. It was agreed that there would be no increase in the annual dues and they would remain at \$750 per unit due September 1, 2011. The proposed budget was put forward to a vote and approved. A copy of the approved budget will be posted on the HOA website.

New Business:

Scott Yanke proposed a Bylaws change to Article II A) “Meetings”, changing the requirement to hold the annual HOA meeting “no later than April 30” to “no later than July 31”. The change was put forward to a vote and approved. Rob Powis will draft the amendment to the Bylaws and post on the HOA website.

Glenn McMurray brought up the topic of homeowners insurance. Glenn would like to have the option to not carry insurance but, instead, be self insured and provide documented proof that he has the funds available to rebuild / repair the unit if necessary. Scott Yanke proposed the idea of a “master policy” in the name of the HOA that would insure the entire building against damage, including hurricanes. Although the cost for a master policy would cause the annual HOA dues to increase, it was felt that overall this

may be a less expensive option than individual owners carrying their own policy. It was agreed to table this matter and Scott Yanke would investigate the costs associated with a master policy.

Walter Law stated that Waste Pro, our trash service provider, occasionally misses a pickup. Rob said that he would give Walter the phone number for Waste Pro that he could call if they miss a pickup or if an extra pickup is required.

Rob pointed out that the dock lease would come up for review by the State of Florida in 2011. He noted that fish cleaning stations along the waterfront have been outlawed and there is a good possibility that ours will have to be taken down in order for the lease to be renewed.

Rob asked that all owners address maintenance issues on the common property, as they arise. If there is a need for materials, owners will be reimbursed. If expected costs are likely to be over \$100, a call to Rob can verify that the funds are available for reimbursement. Rob has light bulbs for replacement in the parking area.

The election of officers for 2010 resulted in the following:

Earl King	President
Rob Powis	Treasurer
Scott Yanke	Member at Large

Thank you to everyone that attended the meeting.

The Meeting was adjourned at 10:30 AM.

Minutes submitted by Rob Powis
7/3/2011