

**Date: 07/15/2025 River Plantation Section VIII Minutes of HOA
Open Board Meeting**

Call to Order: Meeting was called to order at 6:30 PM by Bill Cave, President. Others present were Kathy Arnold, Secretary, Maureen Abbey, Treasurer, Debbie Fisher, and Terry Grave. Also present was RP8 resident manager Linda Simmons.

Approval of Minutes of June 17, 2025, HOA Open Board

Meeting: The minutes of the 06.17.2025 Open Board Meeting were presented by Kathy for approval. Bill made the motion for the June 17, 2025, Meeting Minutes to be approved, Maureen. Seconded, all were in favor. Minutes from June 17, 2025, RP8 Open Board Meeting were approved.

Financial/Treasurer's Report – Maureen Abbey

The Treasurer's Report was given by Maureen Abbey highlighting updates on the reserve funds and monthly expenditures. It was noted that the reserve fund remains stable, and the recent repairs have been accounted for within the budget.

- 1) Total cash balance is \$742,022 –a increase of \$27,782- for the month of June 2025.
- 2) The total Accounts Receivable from delinquent HOA dues (excluding the roof assessment and insurance invoice) and late fees are \$10,671-.
- 3) The balance owed as of 06.30.2025 for the 2024 insurance billing is \$2,504.97. A decrease of \$1,098.07 for the month of June 2025.

4) The outstanding balance owed on the roof assessment is \$349.30 as of 06/30/2025. (One resident still owes some balance). No change for the month of June.

5) YTD Revenue Budget is \$239,250— actual is \$245,242- collected.

6) Excluding Capital Expense and Insurance Liability YTD Expense Budget is \$180,101 – actual is \$141,169-.

Insurance update: The Board has signed a binding agreement for our insurance effective period 07.12.2025 thru 07.12.2026. The total premium for commercial property, specialty property, Directors & Officers Liability & Crime and excess liability (umbrella) is \$149,406.82. This is a \$16,000 decrease from last year.

The individual homeowner's cost is \$983. Last year it was \$1,091. This is a savings of \$108-.

Homeowners, if need be, can choose to pay over 5 months this year and not carry this debt into the new budget/calendar year. This will be with a 6% interest fee that will make the total monthly payment \$209. Maureen made a motion to increase our current budget by \$150,000 for line item #5051-000 - Insurance. The new total budget is \$599,700. Bill seconded, all were in favor.

A motion was made by Maureen to approve the Treasurer's Report; it was seconded by Kathy and carried unanimously.

New Business:

President, William Cave

Cottage meetings for By-Laws are still not scheduled as things are awaiting the attorney getting back to us. Bill still hopes to meet with small groups of residents before the end of the year.

Bill announced the authorization of the new CAI (Community Association Institute), Membership for all Board Members and recommended it as being highly beneficial for our Community and the Board Members. Membership is \$335 - for all Board Members. All were in favor.

It was proposed that the River Plantation Open HOA Board Meetings be held once a quarter instead of monthly and remain on the third Tuesday of the quarterly month at 6:30pm. Attendance has been low and it is very demanding on the Board to attend so many meetings every month. All were in favor. A motion was made by Maureen to now schedule Open HOA Board Meetings to every quarter with the next meeting being held Tuesday, October 21, 2025 @ 6:30 pm.

Property Manager's Report.

Linda discussed the ongoing Property Maintenance Project, pressure washing of siding and the sidewalks including various maintenance issues being done. Things are going well.

Linda mentioned the refurbishment project for 600-617 General George Patton, which is hopeful to begin several weeks into September, and will be done by Jason Wright Painting. This contractor is involved in painting several other sections of River Plantation and comes with good reviews from other Section, Board Officers and residents.

New Paint Palette News: Debby spoke briefly about our newly approved paint palette, which includes some new, fresh colors. Sheds will all be painted the same, Board approved color. The back siding of all condos will also be one color chosen and approved by the Board. Debby Fisher and Kathy Arnold are scheduling appointments with homeowners to show the color palette and allow residents a

choice of new paint colors for their front door and shutters. All condos with siding on front and side of their condo will pick a color for that as well.

Bill motioned to adjourn the Meeting at 7:23pm, Terry seconded. Meeting adjourned.

Respectfully submitted,

Kathy Arnold, Secretary
RP8 Board of Managers