

Board of Directors Meeting – Minutes Riverland Inc – January 20, 2023

Note: Item numbers in the minutes correspond to the item numbers in the original agenda.

1 Call to Order

- President Joanne Collagan called the meeting to order and led the assembled shareholders in the Pledge of Allegiance. Shareholder Bob Crichton (Lot 185) led the shareholders in a prayer.

- President Collagan called the roll with President Collagan, Vice President Bill Sparks, Secretary Don Barber, Treasurer and Transfer Director Brenda Nolin, Compliance Director Jack Corliss and Maintenance & Pool Director Cliff Wedel being present, and Marina Director Neal Potts not present. A quorum was established.

- Approval of the minutes of the December 16, 2022, regular business meeting without reading did not occur. Secretary Barber so moved, but no second was received. **Motion failed for lack of a second.**

3 Officer, Director, Committee and Staff Reports

3.1 President Joanne Collagan: Most of us chose Riverland to live our retirement years in peaceful enjoyment. Not the case recently. This may not come as a surprise to you but the atmosphere in our community has changed to a negative pattern of behavior. I call it the 3 D's. Dissension, disunity and dysfunction. I debated whether to say anything but, in my opinion, what is going on needs to be addressed. The elephant in the room.

In the last few months there has been a concerted effort by a small faction to discredit the actions of this Board. The abilities of its members brought into question. Invitations were sent to a select number of residents to hear from a shareholder/Board member who expressed dissatisfaction with our past performance. Criticisms were made of individuals. It became personal. In the words of someone who attended it left a sour taste. When attendance didn't satisfy expectations a door-to-door campaign solicited residents for another meeting. Shareholders brought their concerns to the office, disturbed by their aggressive tactics. Again, not the Riverland we've enjoyed in the past.

Several weeks ago, a letter from the Florida State Board that oversees co-operatives, Florida Statute 719, that they had received a letter from Secretary Don Barber citing that in December 2021 an emergency meeting was called to appoint a replacement for the then serving Secretary of the Board. He had suffered life threatening heart failure from which he shortly succumbed. We did not give 48 hours' notice to everyone. It was a matter of expediency in response to a tragic and emotional time.

There was and has been no ulterior motive in the actions of this Board. We have simply acted in what we believed in the interests of the people of Riverland.

This is not the first turmoil or conflict we've experienced and most likely not the last. But we will recover. There will be letters read today expressing their opinions. I have expressed mine. Decide with your vote next month.

3.2 Vice President Sparks: Provided shareholders with an update on the State of Florida Mobile Home Tie-Down Program mentioned during previous meetings and recapped a recent conversation with the contractor selected by the state (Storm Ready Services) and assigned to complete the park evaluation for program eligibility. At this time there remains no information as to when Storm Ready Services will be in the park to do their work.

3.3 Secretary Don Barber/Social Club Liaison/Hearing Committee Liaison: Briefed two board approvals since the last meeting: On January 3, 2023 the board approved new shareholder James Nardi; and on January 13, 2023 the board approved new permanent resident Danielle Graves.

3.4 Treasurer and Transfer Director Brenda Nolin/Finance Committee/Transfer Committee: Provided a Treasurer Report with balances as of today and Transfer Report (see attachments). Briefed the assembled shareholders of the newly opened certificate of deposit as authorized during the December 2022 board meeting. Indicated one unit has been sold – Lot 141 to James Nardi – with one potential sale pending – Lot 148. \$200 has been collected in transfer fees.

3.5 Compliance Director Jack Corliss/Compliance Committee: No comments.

3.6 Marina Director Neal Potts/Marina Committee/Boaters Club Liaison: Not present, but Maintenance & Pool Director Wedel provided brief comments about a recent Marina Committee meeting he attended on the subject of cameras.

3.7 Maintenance & Pool Director Cliff Wedel/Maintenance & Pool Committee: Spoke briefly about a recent letter from Shareholder Bill Batignani (Lot 115) (see agenda item 6.1.8) who raised the issue of a safety belt while operating the Riverland lift truck.

3.8 Maintenance Employee Tom Nolin: Mulch has been delivered. The state lost their contractor for the lawn out front back in November and the new contractors are supposed to be out in seven to fourteen days. Mangrove trimming will take place in the near future.

3.9 Office Manager/Bookkeeper Polly Brown: Briefed that some shareholders are seeing their Riverland emails going to trash or spam folders. In addition, please contact the office if you don't receive a response to your email. Also provided a short briefing on Condo Control.

4 Unfinished Business: Matters requiring action and continued from one or more prior meetings

Employee Health Benefit (Sparks): During the October 2022 board meeting the Board of Directors passed a motion to establish an Employee Health Benefit committee as a special committee of the Board and to take certain actions:

Motion to establish an 'Employee Health Benefit' committee as a special committee of the Board with Vice President Bill Sparks as chairperson and staffed by not less than two (2) additional volunteer Shareholders, authorizing the Secretary to recruit for the same and requiring the Secretary to submit names for committee membership for Board

consideration during the November board meeting, and requiring the committee to make recommendations to the Board no later than April 1, 2023, as to if some form of health benefit should be provided to Riverland employees, and if so, make recommendations to the Board as to specific program or plan, service providers and implementation timeline, and an assessment as to funding adequacy.

Note: President Joanne Collagan recruited volunteer shareholders (Rod Bower, Lot 18; Jan Doyle, Lot 14; and Barry Coombs, Lot 1) for this special committee on the spot making the recruitment of shareholders by the Secretary redundant. However, no discussion occurred on the matter of issuing the Board resolution needed to actually establish this special committee.

On October 25, 2022, the Board authorized a board resolution via the written consent process establishing the “Employee Health Benefit Committee” as a special committee of the board. The sole meeting of the committee to date occurred on December 7, 2022, and the attached committee report (see attachment) dated December 22, 2022, has been provided to the Board. The report indicates “The decision was made by the committee to pay the employees insurance companies directly the monthly \$600 allotment (\$300 per employee).”

Proposed motion is to accept the December 22, 2022, report of the Employee Health Benefit Committee as-is, and for the committee’s decision as outlined in the committee’s report as the committee’s recommendation to the board as previously requested, and for the Board to implement the same as soon as possible.

Comments were made by Shareholder Roy Lewis, Lot 163, and Dicky Sandford, Lot 48; and Office Manager Polly Brown and Treasurer and Transfer Director Brenda Nolin. During discussion it became apparent the committee’s recommendation of paying the employees insurance company was simply not feasible.

Following shareholder and other comments Compliance Director Corliss moved to amend the proposed motion for the Board to not action the committee’s report and instead return the report to the committee for re-work; President Collagan seconded. All present in favor with Treasurer and Transfer Director Nolin abstaining. **Motion as amended passed.**

5 New Business: Matters presented for action and not previously addressed in a prior meeting

5.1 Electronic Voting (Barber): Riverland staff and volunteers expend a great deal of manual effort – and considerable expense – for the annual board election process. Readily available off-the-shelf Internet-based electronic voting solutions compliant with Florida Statute (FS) 719.129 are available at moderate cost – including a solution from our current legal services provider, which was successfully used for the December 2023 budget and audit selection process. This same software solution can be used for the annual election of directors in February and shareholder consideration of proposed Riverland Bylaws amendments.

FS 719.129(4) requires the Board to authorize use of electronic voting by issuing a Board resolution, and shareholders must also be provided at least 14 days advance notice of any meeting during which such a resolution is to be considered. The required notice for today’s consideration

of the needed board resolution was provided to shareholders on December 30, 2022, and again on January 2, 2023.

Proposed motion to:

- Authorize the purchase of a \$700 annual use license for BeckerBALLOT for the February 2023 Annual Shareholder Meeting.

And

- Issue a board resolution as follows:

BOARD RESOLUTION 2023-020

January 20, 2023

Subject: Use of an Internet-based Online Voting System for the February 2023 Election of Directors to the Riverland Board of Directors and Shareholder Consideration of Amendments to the Riverland Bylaws

The Riverland Inc Board of Directors authorizes the use of BeckerBALLOT as an Internet-based online voting system for the February 2023 election of directors to the Riverland Board of Directors and for shareholder consideration of amendments to the Riverland Bylaws, and subject to the following provisions:

- 1. Use of the BeckerBALLOT application meets the requirements of Florida Statute 719.129(1) & (2).*
- 2. The configuration of the BeckerBALLOT application meets the needs of Riverland.*
- 3. Shareholders are provided notice of the opportunity to vote through an online voting system, and such notice establishes reasonable procedures and deadlines for shareholders to consent, in writing, to online voting; and that shareholders may also withdraw any previously given consent at any time by contacting the Office Manager in writing.*
- 4. Shareholders are advised that online voting is to be made available only to those shareholders which have specifically given consent to online voting, and shareholders previously giving consent for electronic-based communications are not automatically included in online voting.*
- 5. The Secretary of the Board will execute an affidavit indicating the required 14-day shareholder notice required by Florida Statute 719.129(4) has been given.*

This resolution is issued as required by Florida Statute 719.129(4) and automatically expires as of midnight, December 31, 2023.

By, and for the Board:

*Don Barber
Secretary, Board of Directors
Riverland Inc*

No shareholder comments received. The motion as proposed was made by Secretary Barber; seconded by Treasurer and Transfer Director Nolin. All present in favor. **Motion passed.**

5.2 Camera Replacement and/or Upgrades (Potts): On December 28, 2022, a boat owner at the Riverland Marina was a victim of theft with about \$4,500 incurred in lost property. Review of camera footage did show the theft, but existing security cameras do not have the resolution necessary to identify the thieves or the license plate number of the vehicle involved.

On January 5, 2023, the Marina Committee along with Cliff Wedel, Maintenance and Pool Director, met in an open meeting to discuss the recent thefts and determine appropriate corrective actions. The committee recommends the replacement and/or upgrading of the existing cameras, but the extent of other system upgrades has not yet been defined. The committee is not yet ready to propose a motion to the board, but a motion will mostly likely be presented during the March board meeting. Future committee meetings on this subject are also possible.

Note: In the absence of Marina Director Potts, Maintenance & Pool Director Wedel provided the commentary for this agenda item, and indicated this matter will be addressed again in a future meeting.

6 Shareholder Correspondence/Shareholder Comment

6.1 Shareholder correspondence to the Board of Directors:

Agenda item for shareholder correspondence to the Board of Directors received but not yet actioned and not related to any agenda item (shareholder correspondence pertinent to a specific agenda item are reviewed as part of those agenda items). Shareholder correspondence received too late for inclusion in this portion of the agenda are retained for inclusion in the next agenda. Shareholder correspondence not requiring retention per Florida Statute 709-104(2) and involving routine administrative matters addressed by Riverland staff is not included, even if addressed to the board.

6.1.1 Shareholder MaryLu Dipronio, Lot 81, December 15, 2022:

From: Marylu Dipronio <maryludipronio@yahoo.com>
Sent: Thursday, December 15, 2022 11:07 AM
To: Riverlandin@comcast.net
Subject: Permanent Resident's

We should vote to change the status of this rule.
It used to be a Permanent Resident was allowed to stay without the shareholder in residence.

My friends Pat and Jerry have been here every year for 10 years.

8 years ago I was going on a cruise with Page Putney, Brenda Nolin knocked on my door and told me to put them on as permanent residents, then they could come anytime and stay with or without me here. I did that immediately.

Now they have to go pay hundreds of \$\$ for a hotel if I need to go to my Dr. In Ft. Lauderdale or my sons. At the very least, we should have a grandfather clause

We have couples who are not married but live together, it is a hardship if the shareholder has to leave. Many changes are made and the shareholders are not aware or have no voice . Please read this at tomorrow's meeting.

Thank you,

Marylou Dipronio
Lot #81

Comments were made by shareholders Toni VanAcker, Lot 11; Debi Conley, Lot 15; Rodney Brower, Lot 18; Robert Schultz, Lot 19; Maggie Gretzinger, Lot 44; Mildred Dupointe, Lots 67/57; Sue Beurskens, Lot 75; MaryLu DiPronio, Lot 81; Lois Snipes, Lot 125; Fran Fried, Lot 133; and Dorothy Vaspasiano, Lot 173; and Treasurer and Transfer Director Nolin.

Proposed motion to retain Article IX.B.3 and IX.B.4 of the Riverland Rules and Regulations as-is.

The motion as proposed was made by President Collagan and seconded by Treasurer and Transfer Director Nolin. President Collagan, Vice President Sparks, Treasurer and Transfer Director Nolin, Compliance Director Corliss and Maintenance & Pool Director Cliff Wedel voted for the motion; Secretary Barber voted against the motion. **Motion passed.**

6.1.2 Shareholder Debbie Barber, Lot 155, December 18, 2022:

Note: The shareholder had previously asked and did read her own letter during the Board meeting.

From: Debbie Barber <debbiebarber2@gmail.com>
Sent: Sunday, December 18, 2022 6:23 PM
To: Riverland, Inc. <riverlandin@comcast.net>
Subject: Shareholder letter for next Board of Directors meeting

This communication is intended for the record, and I wish for it to be included in the next agenda for the Board of Directors meeting, and if I am present I would like to read it myself:

To the Riverland Board of Directors December 18, 2022

As a shareholder at Riverland, I feel the need to express my feelings of disappointment and alarm at the treatment of Don Barber, a new member of the board of directors beginning Feb. 2022. He has been ostracized and marginalized ever since becoming a new member.

Since there is no mentoring of new members on this board, he has put in many hours of hard work learning the correct procedures of operating a co-op such as ours. If there has been mentoring to any new members in the past, it is selective. I hear quite often of board members that we are volunteers here doing the best we can. So when new volunteers step up to try to do their best, I don't see that long time members of the board are doing their best when they make the new members feel like an outcast, like they are intruding, like they are an inconvenience.

An example of an inconvenience they perceive is the new member actually reading and studying the Florida Statutes and our own By-Laws and Rules and Regulations, in order to ensure that each and every shareholder's rights are being upheld. He has spent many hours of hard work doing the actual work of being a board member in this regard, only to be met with hostility and resistance at every attempt to do things in the correct way.

Another example of an inconvenience they perceive is the agenda at the board of directors meetings that includes the many items that are necessary because they affect each and every shareholder here in Riverland, including the ones who are not able to be present at the meetings. His interest is to make sure our shareholders rights are being represented and protected. But many people at the meetings, including fellow board members, are irritated with the agenda items to be covered if they go a bit long and get in the way of their bowling plans on Fridays. He has been made fun of, and blatant unprofessional remarks were thrown out at him by fellow board members during the meetings. This is noticed by all the shareholders present. This is unprofessional and disrespectful.

As his wife of 44 years, I can tell you I know of no more loyal and reliable individual than Don Barber, our current secretary on the board. If you ever need anyone to have your back, he's your man. That is why all of our shareholders are lucky you have a person with the character of Don Barber here representing you and standing up for your rights. And this includes each and every member on the board of directors. He would fight for your rights as well.

He has been accused of wanting to be president of the board and other untrue accusations. I never once heard him speak of wanting to be the president or having power or any other such thing. The thing he speaks of is expecting that procedures be done in the correct manner here at Riverland, and abiding by the Florida statutes and our own By-laws. And standing up for everyone's rights.

For those who see his actions as divisive, you do not understand that he is simply trying to work with the Board of Directors and install the support of the shareholders to correct past and present irregularities and incorrect procedures. Yes, it takes guts for someone to do this, and if he is misunderstood, then that is the price to be paid for trying to make this park into a place that is run in an open and transparent manner. If that is looked as being dividing, then you are only seeing the surface and judging him before you know the deeper story.

I do realize that many times he comes across as, how shall I say, harsh or gruff. But that is not his intent, his only intent is to do the right thing. And expecting others to do the right thing. If he sees that things are not being done in the correct manner, he has no problem with stating such and pointing it out. That is where he is misunderstood and judged. And that is where the inconvenience attitude from fellow board members come in. "How dare a new board member come in here and demand that things be done properly! "We've always done it this way and it's worked ok" is the attitude.

We do all appreciate the time and volunteering for these positions on the board, but the correct procedures are written in the law in the Florida Statutes to protect all shareholders rights. They are not optional to be followed. For too many years, that was the attitude, that they are optional. They are not. Our new secretary, Don Barber, has been made to feel like an outcast and that he has his own agenda in all this, like it's a "Don Barber" thing when he simply states these correct procedures. It's a Florida law thing, he simply wants to follow the law. He has stepped up to the plate to volunteer his time and energies for this place we all call home, either full time or part time. I request that the hostility of him and his hard work stop. It is noticeable and quite embarrassing to all shareholders. Let us please maintain a more professional demeanor.

(I would like to make it clear that I wrote this letter of my own inclination, he had no idea I wrote this)

Thank you,

Debbie Barber, Shareholder Lot 155

6.1.3 Shareholder Cathy Gibbs, Lot 8, December 19, 2022:

From: Cathy Gibbs <cathy.gibbs.cg@gmail.com>
Sent: Monday, December 19, 2022 2:47 PM
To: Riverland <riverlandin@comcast.net>; donbarber@donbarber.net
Subject: Riverland Board of Directors

To the Board of Directors:

To be read to the shareholders go on record at the January Board meeting.

In my 10 years of living here and attending board meetings. The last two board meetings were downright disturbing.

Three board members who represent Riverland Joanne Collagan; Cliff Wedel and Brenda Nolin, harassing another board member while he was trying to run the board meeting on December 16th and they were laughing, making nasty rude and very upsetting comments that upset many people at the meeting making it very difficult for this other board member to be doing his job as a board of director while trying to run the meeting which is not even his position on the board while asking for board approvals.

The behavior of these 3 board members is totally unacceptable and they should be ashamed of their behavior when they are supposed to be representing all the shareholders of Riverland. The disrespect they showed at this meeting for this other board member was totally uncalled for.

As well as our two employees (shareholders) who were also very rude to the same board member at the meeting, very unacceptable behavior.

There is no reason to be that rude or disrespectful to anyone in Riverland.

Cathy Gibbs Lot 8

6.1.4 Shareholder Linda Knight, Lot 154, January 7, 2023:

Note: This letter was read by President Collagan.

January 7, 2023

Dear Fellow Riverlanders;

Dave and I have been blessed to be shareholders of Riverland since June 15th, 2020. I have told family members and friends how content we are in this amazing community. When local friends and acquaintances ask where we live, we proudly say RIVERLAND... most say, yes, we've heard that it's a great community! And of course we all know it is that, for sure!

A few things that drew us here are:

Beautifully maintained (Thank you Tom Nolin for your skill and diligence in keeping this beautiful piece of paradise in tip top condition, while being the joyful & welcoming person you are. You are always making each person living here feel they are important and that you are just a phone call away for HELP!) Who isn't encouraged by his infectious persona!

Friendly and caring (Brenda Nolin, for one, I've seen you on MANY occasions, make up to-go boxes to take to our shut-ins after a dinner or pot luck. All of us could be shut-ins one day – our time could be coming sooner than we think). So many others in Riverland are always there for comfort and help. Caring is such an important part of who we are!

Cost – of course, we are on a limited income and certainly appreciate the efforts of the Riverland Board of Directors to help keep our costs down. We also appreciate all of the things that Tom can and does fix that we don't have to sub out, as well as his efforts to make money with 'cashing in' metal and encouraging cardboard recycling, which saves us a lot on our recycling bill!

Also, speaking of the Riverland Board of Directors... I'd like to say a heartfelt THANK YOU! They aren't perfect, but they do their best! They love this community, it's their home too. They are volunteers! Most of us are RETIRED, trying to live this portion of our lives in peace and harmony.

I'm thinking about these people you see around the community, serving the community – not just in the boardroom. To name just a few - Cliff Wedel, Jack Corless and Bill Sparks led the group putting up and taking down Christmas lights. Jack & Cliff are out most every Tuesday and Friday picking up your trash, at your driveway, as part of the Dirty Dozen. Neil Potts heads up a tireless group physically tending to the needs of the marina. Joann Collagan and Brenda Nolin are the first to lend a hand in set up or clean of for any activities they attend or to care for members of our community. Just look around Riverland and notice how much they serve.

And last, but certainly not least, Polly! Thank you for all of your efforts to make Riverland run smoothly. You have saved us so much money with the innovative electronic voting. Have you priced postage lately? Another big savings has been your willingness to add the in-house bookkeeping to your list of duties. It has not only saved money but has proven to be way more efficient. Also, thank you for your sweet and upbeat personality... I know things are rough right now, but we are here for you!

If there is any take away from this letter, I hope it is to encourage and appreciate one another... and be KIND.

Sincerely,
Linda Knight
Lot #154

6.1.5 Social Club members, January 8, 2023:

Note: The following letter was forwarded to the Board of Directors by some members of the Riverland Social Club to raise certain matters to the board, and expressed the desire to "address this issue at the shareholder meeting in February." However, Article IV, Section 7 of the Riverland Bylaws makes no provisions for conducting board business at the annual meeting. Accordingly, this letter is included in today's agenda.

DATE: January 8, 2023

TO: Riverland Board of Directors

From: Riverland Social Club

It has come to the attention of many Riverlanders who volunteer in the clubhouse, that the function of the electrical service needs to be assessed and updated. On a number of occasions the circuit breakers have

been tripped with only minimal use. Example would be, as little as two appliances plugged in at one time would trip the breaker.

There are a number of areas within the clubhouse that have no outlets at all. Having strategic outlets would allow for more efficient use when we have functions.

We also request, as part of the cleaning of the clubhouse, that a professional DEEP CLEANING be done quarterly. Example — appliances need to be moved out and cleaned behind. Drawers and cabinets emptied, fully cleaned, and contents replaced. Windows and sills cleaned throughout the clubhouse, and the kitchen floors deep cleaned.

We are suggesting that monies be provided from the Riverland budget.

We wish to address this issue at the shareholders meeting in February and request that the funds be made available so that the first quarterly cleaning can be completed by the end of February 2023.

Sincerely, Riverland Social Club

Comments were made by Shareholder Carol Wedel, Lot 90.

6.1.6 Shareholder Dorothy Vaspasiano, Lot 173, January 9, 2023:

From: Dorothy Vaspasiano <dorvass@aol.com>
Sent: Monday, January 9, 2023 10:59 AM
To: riverlandin@comcast.net
Subject: Request for information denied

To the Board of Riverland

This morning I went to the office to request copies of the intent to run paperwork for the Board of Directors. Polly stated she was not sure if she could give them to me.

Joanne Collagan was present. I asked Joanne to let Polly know that this was ok. Joanne asked me how I would know this. At a recent committee meeting Joanne announced that all share holders are entitled to all information at all times simply by going to the office and requesting the information.

I was immediately told by Joanne Collagan that I was nothing but a troublemaker and always causing trouble and asked who was behind this.

As a shareholder and the fact that all intent to run paperwork had to be in no later than the 8 th(yesterday), I should be entitled to that information! For what reason is it a secret?? Polly said she would email Riverland's lawyer.

Dorothy Vaspasiano, shareholder lot #173

6.1.7 Shareholder Dorothy Vaspasiano, Lot 173, January 10, 2023:

From: Dorothy Vaspasiano <dorvass@aol.com>
Sent: Tuesday, January 10, 2023 4:08 PM
To: riverlandin@comcast.net
Subject: Inappropriate Conduct by the paid office secretary of Riverland, Inc.

To the Board of Directors of Riverland, Inc.,

Yesterday January 9, 2023 I emailed Polly (The Office Secretary) a request for a copy of the email titled Request for information denied that I sent to the Riverland email to the Board of Directors.

I went to the office today to pick up the email and once again requested copies of the intent to run for candidates for the up and coming election. I was told from Polly she has not yet heard from the Riverland's lawyer and was still unable to provide the information requested.

I was shocked and appalled to see that my email before it was sent directly to the Board of Directors that Polly had ADDED FIVE PARAGRAPHS of comments to my email and then emailed my email.

I believe this is definitely inappropriate conduct for a paid office employee to add or comment on any shareholders correspondence sent to the Board of Directors.

I am asking that the Board of Directors to please educate Polly on office policies and procedures and matters of privacy for all our shareholders here at Riverland Inc.

Once this email is sent to the entire Board of Directors please forward the sent email to me.

Thank you,
Dorothy Vaspasiano
Lot 173

Collectively for agenda items 6.1.6 and 6.1.7 comments were made by shareholders Buck Giles, Lot 54; Carol Wedel, Lot 90; Cliff Wedel, Lot 90; Evelyn Sparks, Lot 112; Lois Kernan, Lot 139; Debbie Barber, Lot 155; Roy Lewis, Lot 163; Chris Mancuso, Lot 165; Dorothy Vaspasiano, Lot 173; and Robert Crichton, Lot 185 (for which he led shareholders in another impromptu prayer).

6.1.8 Shareholder Bill Batignani, Lot 115, January 12, 2023:

From: Bill Batignani <bbatignani@gmail.com>
Sent: Thursday, January 12, 2023 7:43 PM
To: riverlandin@comcast.net
Subject: Re: A Board Resolution on Online Voting Will Be Considered During the January 2023 Board Meeting

Bill Batignani
Lot 115
7th Street

I have observed a safety issue that could put Riverland Shareholders at great financial risk. Our Riverland maintenance employee has been using our Riverland boom truck improperly. I'm assuming Tom was never given the proper fall protection safety equipment or training on the proper use of this equipment.

O.S.H.A. regulations require any workers working over 6ft. above ground level be properly tied off using approved safety harness an equipment. Per O.S.H.A. regulations his safety equipment and the training to use this equipment is the responsibility of the Riverland Shareholders.

If the Const. project next were to get an OSHA inspector visit and saw Tom up in the boom basket it's probably an instant \$1000 fine. All of the responsibility of the Riverland Shareholders.

If he were to fall or have some other accident while using our boom truck then the financial exposure to all Riverland Shareholders would be much greater.

The safety harness we would need to get to get us into compliance can be purchased locally for about \$200.

Wherever it is purchased should be able to do the training for proper use. It is Riverland's responsibility to provide the training. After training, which is properly one hour, we will have a "Certificate Of Training" so Riverland Shareholders are better protected from financial exposure.

Here is where I bought the last one I needed. Prices are about \$200 and it will last 20 years.

Safety & Boot Center

Address: 2927 SE Gran Park Way, Stuart, FL 34997

Hours:

Closed · Opens 8:30 AM Fri

Phone: (772) 221-8905

Please give this your utmost attention before there is an accident and Riverland Shareholders suffer financial lose.

Thank you

6.2 Shareholder Comments: None

7 Additional Discussion and Deliberation: Secretary Barber mentioned for discussion by the board but without response several items of concern to him: 1) Condo Control: Who selected this association management system (AMS), and who authorized the funds for the purchase of this AMS?; 2) Isn't it about time that the Board do something about the quality of the sound system in the Riverland Clubhouse?; 3) To date this Board has not been forthcoming in spite of many shareholder demands for transparency about the changes made in the November 2021 edition of the Riverland Rules and Regulations, and 4) No action has been taken to date to incorporate the changes to the Riverland Rules and Regulations adopted during the November 2022 board meeting, and therefore there has been no change on the Board's nine-year old pattern of selective enforcement of the Riverland Rules and Regulations.

10 Adjournment: Motion made by President Collagan; seconded by Compliance Director Corliss; all present in favor. **Motion passed.**

4 Attachments

- 1 Summary of the December 7, 2022, meeting of the Special "Employee Health Benefit" Committee
- 2 Written Comments – Joanne Collagan, President
- 3 Treasurer Report – Board Meeting – January 20, 2023
- 4 Transfer Report (dated January 20, 2023) and Transfer Fees

December 22, 2022

Re: Summary of the meeting on December 7, 2022, of the Special “Employee Health Benefit” Committee of the Board of Directors established at the October 21, 2022, Board of Directors meeting

Submitted by Vice President Bill Sparks

Present were Chairman Bill Sparks and committee members Rod Brower, Barry Coombs, and Jan Doyle.

This was an open meeting, and several shareholders were in attendance.

There was confusion at the meeting because of the wording in the October 21, 2022, minutes which stated of the purpose of the committee (emphasis added):

Agenda item 5.1 Employee Health Benefit: Riverland Inc does not currently provide any sort of employee health benefit or health insurance, but it ***is likely the 2023 budget will include some limited funds to do so.*** Determining what type of health benefit or health insurance to provide employees will take time to research and implement, and - depending on the program - Riverland may also be required to provide up to 90-days advance notice to employee employees prior to program start.

Motion to establish an ‘Employee Health Benefit’ committee as a special committee of the Board with Vice President Bill Sparks as chairperson and staffed by not less than two (2) additional volunteer Shareholders, authorizing the Secretary to recruit for the same and requiring the Secretary to submit names for committee membership for Board consideration during the November board meeting, and requiring the committee to make recommendations to the Board no later than April 1, 2023, as to ***if some form of health benefit should be provided to Riverland employees,*** and if so, make recommendation to the Board as to specific program or plan, service providers and implementation timeline, and an assessment as to funding adequacy.

Motion to establish an “Employee Health Benefit” as a special committee of the Board and to take the other actions as noted in the agenda.

A line item in the 2023 budget, which was approved by the Board of Directors in the November 18, 2022, open Board meeting, authorizing \$600/month (\$300/employee) specifically for Health Insurance for two employees. As such, the purpose of the committee then became to determine how to dispense the funds for the line item in the budget. The motion in the October meeting was poorly written and led to confusion in the Employee Health Benefit committee meeting.

Shareholder Roy Lewis made comments during the meeting as a retired insurance businessman and explained that no policy for two employees would be reasonable. The decision was made by the committee to pay the employees insurance companies directly the monthly \$600 allotment.

Some committee members were disgruntled in the meeting because they were opposed to providing any funds, though they did not attend nor express their opinion in the three open meetings of the budget committee. They adamantly voiced their opposition to the budget item, forcing Chairman Bill Sparks had to insist they stick to the apportion decision since the budget was approved prior to the meeting.