

Minutes of Annual Shareholder Meeting February 18, 2022

No voting required this year. There were 3 positions open, and three Shareholders turned in their letters of intent.

1. Quorum was established.
2. Meeting was called to order by President Joanne Collagan.
3. Everyone participated in the pledge of allegiance to our flag.
4. Bob Crichton led prayer.
5. **Judy Steele performed roll call (see attached)**
6. Proof of notice of the meeting was verified.
7. Judith Steele waived the reading of the minutes of the prior year Shareholder Annual Meeting Feb 19, 2021, because it was posted on the Board bulletin board for a whole year.
8. **Secretary report:** Judith Steele read correspondence for the need of a new **TV for clubhouse**. Tabled for Board discussion (see attached)
9. **President report:** Joanne Collagan thanked the Board for their cooperation throughout her two-year term. If there was ever any discrepancies, they always managed to come to some type of agreement, without any confrontation. She thanked the Shareholders for their support and cooperation in making her Board a success.
10. **VP report:** Bill Sparks informed Riverland Shareholders that for years we were paying \$1,200 to have our **mangroves** trimmed. He spoke with a representative in Tallahassee, and they stated since we are private property, our maintenance man, Tom Nolin will be able to trim our own mangroves. He also gave an extensive report trying to get a **NO WAKE** sign for our marina. No matter who he called, or what avenue he took, there was always a minor or major infraction which prevented this from happening.
11. **Financial report:** Bill Sparks for Brenda Nolin: Operating Account, Reserves, Loan balance, & **Mortgage Interest Deduction**. (see attached)
12. **Transfer report:** Bill Sparks for Brenda Nolin. Collected \$3,750 for the year 2021. (see attached for details)
13. **Building & grounds report:** Bill Sparks for Joe Loor. (see attached)

A) OLD BUSINESS

Events

- 1) Carol Wedel reminded shareholders of pool party, St Patrick event, Mardi Gras event with a special surprise, corn hole events, yard sale, and pancake breakfast.
The price for pancake breakfast has changed from \$10 TO \$8.00
- 2) Carol also thanked Neal Potts for making 3 additional corn hole boards for the social club to host tournaments.
- 3) Carol also announced a shareholder purchased 2 outside Christmas wreaths for down at the gazebo and gave the bill to the social club. She stated after much discussion that the social club would pay this time but announced that if this happens again the social board will **NOT** pay for outside decorations. Social Board **will be** responsible for **inside decorations** to the clubhouse, but all purchases must be preapproved.
- 4) Office Manager, Polly Brown, explained the purpose of the phone survey. She mentioned to call or come in and let her know how you want it listed in the directory. She will save these changes until she gets a few then she will send out an email blast, to all Shareholders, noting those changes.....Because of the cost of printing the phone book, we are to let her know if we want our phone book in an email or a hard cover.

RECOGNITION

- 1) Special recognition for Roni Parrone #12 for her involvement in many, many projects.
- 2) Special thanks to Neal Potts for his volunteering the repair of our walkway and docks at our Marina, as well as his helpers, sometimes up to 8 volunteers
- 3) Thanks to the dirty dozen volunteers, especially Rod Brower who has done trash since forever.

ANNOUNCEMENTS

- 1) Bob Crichton reminded everyone of Bible study on Wednesdays 6:00-7:00
- 2) Lois Kernan reminded every of prayer at her house on Wednesdays 9:00-10:00 AM

- 3) Still looking for new shuffle boarders. Dan Kolen announced he will be retiring after this year
- 4) June Cates said we have sometimes 24 people for marbles, and everyone is welcome. Also, hand & foot Tuesdays 6:00
- 5) Cathy Gibbs stated more players are needed for bingo or we will have to call it off.
- 6) Roni Parrone reminded everyone of stretching **M W F** 10:00.
- 7) Tom Nolin thanked everyone for their cooperation, and Polly Brown thanked everyone for their positive feedback.

Update from Straticon

Billy Mitchell says they are all done compacting. He is ahead of schedule, and the 10 ft high wall is finished. Trees will be planted as soon as he sets up an irrigation system so Riverland does not have the responsibility of watering them after they are newly planted. (Well water will be used) He must connect into the city water system which will require tearing up a portion of Riverland driveway and then repaving. Straticon will provide flagmen to direct traffic while our driveway is torn up, one side at a time.

Suzanne Morgia, a shareholder on 9th St., complained of cracked ceilings from all the compacting, as well as doors hard to shut.

Another shareholder, Irma Mori, complained of settled floors and squeaking. Billy Mitchell, from Straticon agreed to send someone from Straticon to go into the homes and check out these complaints. If Straticon determines it is from their compacting, they will make good.

Billy Mitchell stated at some point a drone will fly over taking pictures of the new condos and Riverland and he will see to it we get a copy.

B) NEW BUSINESS

- 1) With people in our community getting Covid, the Board made the decision to limit activity in our clubhouse for the entire month of January. The 30 days is up, and the ban has been lifted. If you feel the need for protection, you can wear a mask.
- 2) Introduction of the three 2022 Board members: Joanne Collagan,

Don Barber & Neal Potts.

- 3) After much discussion on the serving of alcohol in Riverland, Roy Lewis who is retired from a career in insurance, presented several scenarios reflecting how Riverland could come to an agreement.
- 4) Bunky Barstow suggested Riverland remove the current rule we have Article 13 Rule C.
- 5) Don Barber quoted the State Statute which clarified the liability for selling alcohol, not just serving it. Much back-and-forth discussion followed and the final determination was when Don Barber made a motion to have Article 13 Rule **C & E2** stricken from Riverland Rules & Reg. Therefore, adding to Article X "The sale of alcohol beverages, or the manufacture of alcohol beverages for sale, or any activity covered by Florida Statutes 768.125...better known as Florida's Dram Shop Law...is specifically prohibited". Bunky Barstow seconded it. Majority, yes vote from the Shareholders with no proxy.
- 6) Judy Steele asked the board to table the future stop signs or have "stop" painted at the end of every street on the pavement.
- 7) Joanne Collagan made a motion to adjourn the meeting. Seconded by Cliff Wedel. All in favor.