

RIVER COUNTRY ESTATES OWNER'S ASSOCIATION

BOARD ANNUAL PLAN

April 2026





WHAT HAS LED US HERE TODAY

Prior to January 2026

Resident involvement & understaffed Board

The Board faced tough options

assessments, management firm, or disband?

Board Member Cliff Moody outreached to the community

Result

New Board

New Decisions

A plan was created to boost resident involvement and community pride

BOARD OBJECTIVES

- Welcome & encourage resident participation
- Foster a friendly, inclusive community
- Enhance and protect property values
- Maintain safe, attractive common areas
- Build a neighborhood we are proud to live in and support together

UNDERSTAND RESPONSIBILITIES

THE BOARD

- Uphold bylaws and deed restrictions
- Collect assessments from Lot Owners
- Pay expenses incurred by River Country Estates
- Maintain common areas
- The board has fiduciary responsibility to community

UNDERSTAND RESPONSIBILITIES

HOMEOWNERS

- Payment of Assessments
- Adherence to Governing Documents
- Maintenance of Individual Properties
- Participation by Voting
- Reporting Violations
- Respect for Neighbors
- Clear Communication

DOING OUR JOB AS A BOARD

BUILD BACK COMMUNITY TRUST

- All Board Members state certified
- Interacting with county & state to assure community compliance
- Uphold Bylaws and Deed Restrictions
- Staffed DRAC committee
- Collect assessments from community
- Regular inspections of common areas for maintenance compliance
- **Always** being budget conscious
- Showing compassionate relief to residents in need
- Provide alternatives to residents with frequent violations of Deed Restrictions.

**DOING OUR JOB
AS A BOARD**

**BUILD BACK
COMMUNITY TRUST**

Community Outreach:

The Board desires to meet residents to open two-way conversations

- Block Meet and Greets
- Town Halls
- Clubs, Committees, Events
- Block Captains

DOING OUR JOB AS A BOARD

TRANSPARENCY

- In-Person Board meetings open to residents
- Website Postings
 - Minutes of Meetings
 - Annual Budgets / monthly updates
 - Contracts, insurance policies, Bids (when legally possible)
 - Online calendar of community events
- Learning sessions / discussions of our Governing Documents
- One-on-one resident meetings with Board, upon request



DOING OUR JOB AS A BOARD

COMMUNICATION

- River Country Estates News Courier
 - Organized, more content

- www.rivercountryestatesfl.org, our new website

- Forthcoming media
 - App
 - Facebook page managed by **The Board**, rather than individuals
 - Other Social Media that meet the needs of our residents



CREATING COMMUNITY UNITY

EVENTS

Create excitement in and out of the community

- Develop community events that coincide with larger national events
 - USA 250th Birthday
 - Olympics
 - World Cup

CREATING COMMUNITY UNITY

COMMITTEES

Build Committees to increase resident interaction in community and with the Board

- Welcome Committee
- Social Committee
- Park Committee/Front Entrance Committee
- Communications Committee
- Election Committee
- Emergency Response Committee
- Senior Corp of Retired Executives (SCORE)

COMMUNITY OVERSIGHT

ELECTION COMMITTEE

- Promote upcoming elections
- Obtain and vet candidates
- Promote final candidates
- Prep and mail out ballots
- Welcome residents to General Meeting
 - Collect and vet valid ballots
 - Ballot counting
- The Election Committee offers service for Budget General Meeting in April

CONCLUSION

- We encourage Residents to participate in community activities and decision-making processes

- All involvement is VALUED, whether individuals can contribute regularly or occasionally, your help strengthens the neighborhood.

- The Board & DRAC are working to ensure that the community remains attractive and desirable for current and future residents.

- We strive to allow families to flourish and enjoy a secure, welcoming atmosphere.

CONCLUSION

**Get involved.
Join the conversation.
Volunteer when you can.
Help shape our community.**