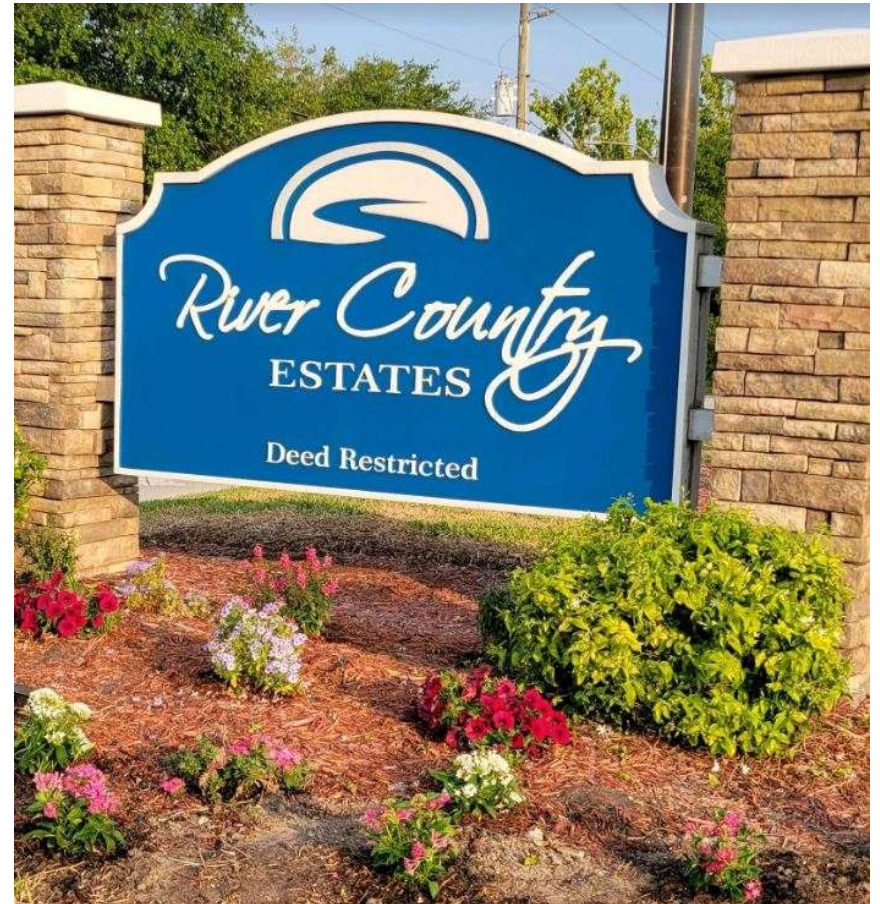




General Membership Meeting

Monday, October 19, 2026 | 6:00 p.m.
Christian Church in the Wildwood

www.rivercountryestatesfl.org





Meeting agenda

- Welcome, quorum and minutes
- President's message
- Our objectives and strategies
- Treasurer's report
- Community property upkeep
- ARC and DRAC updates
- Community events and committees
- Communication and questions
- Election results



Welcome & quorum

- Attendance count and proxies received
- Quorum confirmed
- Minutes of the last general meeting: motion to approve



President's Welcome

The Board

- Thank you for coming
- Introduction of Board Members



Our objectives

Why the Association exists

1. Operate, maintain and preserve the street lighting, entranceway, park and other common areas
2. Promote the health, safety and welfare of owners
3. Manage owners' assessments responsibly: set, levy and collect assessments and pay the Association's expenses
4. Serve as fiduciaries: budget annually and report finances to owners
5. Enforce the Declaration (deed restrictions) and keep a record of the Board's acts

Source: Articles, Art. IV; Bylaws, Art. VII, Sec. 1 and 2; Florida Statutes (2026), s. 720.303(1), (6), (7)



Our strategies

How we meet our objectives

- Financial management and planning
- Maintenance of common areas and deed restriction enforcement
- Communication to residents



Treasurer's report

Strategy 1: Financial management and planning

Fiscal Year 2025-2026:

- Assessments collected: \$51,000 Current + \$3,825 past due against a \$51,875 budget
- Expenses: \$37,081.56 actual against a \$51,875 budget
- FY2025-26 (Oct 1, 2025 - Sep 30, 2026) *net income*: \$24,786.82
 - We are in the black.
- Monthly P&L updates posted on our website



Assessments

Strategy 1: Treasurer update, Oct 13, 2026

FY2025/2026

- Unpaid invoices as of 9/30/26: \$32,640 from 72 members
- Collected last fiscal year: \$3,825 from 18 members

FY2026-2027

- Since Oct 1, 2026: \$1,000 from 7 members, on outstanding assessments
- Since Oct 1, 2026: \$20,625 from 125 members, current-year assessments



MSBU funds

2026 actuals and the county's
FY27 request

- 2026 actual: revenue \$75,719.34, expenses \$71,844.19, net \$3,875.15
- FY27 Budgeted:
 - Revenue \$144,063 (includes \$69,883 balance forward), expenses \$144,062
 - Park repair \$26,000, entrance \$7,000, mailboxes \$9,500
 - Reserves: contingency \$22,608
 - Parks capital projects: \$36,034



Park: safety

Strategy 2: Maintenance of common areas

- Vandal problems continue
- Cameras are reinstalled and monitored
- The only Park entrance is on Jomel Drive



Park: dock decision

Strategy 2: Maintenance of common areas

- Dock repair bid put to the membership
- Approximately \$19,000
- MSBU Funds available
- Next steps and timeline



Landscaping

Strategy 2: Maintenance of common areas

- Board to perform Request for Bids
- MSBU Funds used for Landscaping
- Next steps and timeline



Architectural Review Committee

Strategy 2: Deed restriction
enforcement

- Submit an ARC form before roofs, windows, doors, fences, Outdoor builds (sheds, playsets, greenhouses, etc.) or exterior paint
- 26 ARC applications received this year
 - 2 required amendments and were eventually approved
- Please use licensed contractors!



DRAC update

Strategy 2: Deed restriction enforcement

- DRAC continues to patrol the community
- A courtesy letter is a friendly first notice; a violation letter follows if unresolved
- Letters sent this year: 38; all but one resolved
- New offenses recorded as of this writing: 5



Creating community

Events and committees

- 4th of July, Happy 250 Birthday USA! Parade
- Community Garage Sale: Nov 6-8, 2026
- Christmas Car and Motorcycle Show at the Park, with a Tesla light show, Saturday, December 12, 2026 @ 5PM
- 45th Anniversary of River Country Estates, July 22, 2027
 - Events, Collectibles, History
 - **Anniversary Team is wanted**
- Committees: Welcome, Social, Park/Front Entrance, Communications, Election, Emergency Response
 - Or suggestions from the community



Communication

Strategy 3: Communication to residents

- River Country Estates News Courier
- Monthly P&L updates, Meeting Minutes, Newsletters posted on our website
 - www.rivercountryestatesfl.org
- Facebook page managed by the Board, rather than individuals
- **Planned Items**
 - Replacing mailbox station bulletin boards
 - Replace front entrance board with electronic sign





Did we meet our objectives?

What you heard tonight

1. Common areas: Landscaping is going out for bid, and the dock repair is in front of you
2. Safety: Park cameras are back up and monitored
3. Your money: We closed 2025-26 in the black, at \$24,786.82
4. Accountability: Budget and results shown tonight, monthly P&Ls on our website
5. Deed restrictions: DRAC resolved all but one of this year's 38 letters, and ARC handled 26 applications



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

Every bit of help is valued, whether you give time often or just once in a while.

www.rivercountryestatesfl.org



Questions from owners

- ❖ Please state your name and address
- ❖ Office: rivercountry79@gmail.com
- ❖ www.rivercountryestatesfl.org



Election results

Election Committee

- ✓ Three (3) Board seats open
- ✓ Two (2) candidates
- ✓ Ballots counted
- ✓ Winners announced



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