



5331 Commercial Way
Spring Hill, FL 34606

(352) 596-0740

rivercountry79@gmail.com
rivercountryestatesfl.org

June 8, 2026 – 4:00p
Monthly Board Meeting - Minutes

In attendance: Cliff Moody, President

Marissa White, Treasurer

Mary Weigly, Secretary

Andrea Fusco, Director

Marybeth Ulsaker, Director

Mike Lutman, DRAC

*Jonathan Worthington, Director – arrived at 5:11p.m.

Call to Order: 4:00p.m.

Roll call of officers and directors; quorum established

President's Report:

- Resignations – Chuck Buzzy, Nancy Jones, DJ Zerweth all resigned from the board
- Motion by Cliff to appoint Andrea as Vice President. Seconded by Mary. All Ayes, no Nays; unanimously approved. Chuck cut up his credit card and returned it to the office (Marissa has it), and he went to the bank to advise that he would no longer be on the accounts. Andrea will need to go to Regions to get on the accounts and get a credit card. Mary will type up the minutes and get them out tonight, so Andrea can take that to the bank tomorrow to verify that she is authorized to be on the accounts. Cliff and Andrea will coordinate going to Regions to sign everything.

Secretary's report:

- Minutes of May 11 regular and May 20 special meetings were furnished to Board.
- Motion by Mary to approve minutes, second by Andrea, all ayes; motion passed unanimously.

Treasurer's Report:

- P&L through May. Marissa brought a second P&L statement, as QuickBooks had an update and added a column comparing this FY expenditures to FY 2025.

DRAC Report:

- Mike reported on current issues being worked:
 - Previously received from Brandi ~10 letters that hadn't been resolved, some back to 2024. He will work with Caye to close several of these.
 - 8212 Delaware – dogs barking and aluminum shed (used to house dogs)
 - Chaucer – truck on blocks and debris all over – sending violation letter
 - Flintshire – certified letter sent re boat and trailer – boat now gone

- River Country – bags of lava rock in front of garage – will offer to help disable owner move them
- 5385 Suwannee – vacant house. Calling Mosquito control re pool.
- Chaucer new construction – “temporary” shed built in back year – needs ARC application

ARC Report:

- Nancy Jones – vinyl fencing application to complete fencing on property. Motion by Mary to approve; second by Marybeth. All Ayes; motion passed unanimously.
- 8018 Delaware roof replacement – was previously approved, just needed signatures.

Community contracts/projects:

- Status of park projects –
 - Dock condition and repair options – Kids are jumping on and tearing up existing dock. Jonathan proposed replacing it with a permanent aluminum dock. He will obtain estimates for next meeting.
 - Status of previously approved projects – Jonathan will coordinate with Neil on completed and remaining items.
- Artistic Lawn Care – received a proposal from new resident to take over lawn care. Our contract with Artistic doesn’t expire until 2027, so we will tell the resident to submit a bid next year when we solicit new contract.
- Status of sidewalk project – Per MSBU, LRE scheduled to start on Monday, 6/22.
- Pickleball courts – repair is too costly; table for immediate future.

Old Business:

- Information about reporting delinquent owners to credit agencies, reporting fees, and possible recovery of fees? Per Jonathan, we can recover fees if our Bylaws permit it. Table for next month and review Bylaws prior.
- Has Jonathon completed HOA training? No. He will complete ASAP.
- Andrea will confer with Caye on external hard drive, Facebook page status, and Facebook and website access.

New Business:

- Wish List – items submitted by Marybeth, Andrea, and Jonathan. Will table for next meeting.
- October general meeting and election - Andrea will call for Board candidates in July newsletter.
- Hurricane preparedness/Emergency plan – Andrea attending a webinar June 10.

Adjourn: Cliff motion; Andrea second; all Ayes – adjourn at 6:21p.m.