



5331 Commercial Way
Spring Hill, FL 34606

(352) 596-0740

rivercountry79@gmail.com
rivercountryestatesfl.org

Sept 14, 2026 – 4:00p

Minutes – Monthly Board Meeting

In attendance: Cliff Moody, President

Andrea Fusco, Vice president

Marissa White, Treasurer

Mary Weigly, Secretary

Marybeth Ulsaker, Director & ARC

Mike Lutman, Director & DRAC

Jonathan Worthington, Director

Joyce Moody, Welcoming Committee

Call to Order: at 4:01p

Roll call of officers and directors; quorum established

President's Report:

- Status of sidewalk epoxy repair – halfway done; had to drive to New Port Richey to get more recap (?). Then, rain has interfered. Plans to complete this week, weather permitting.
- Status of baseball diamond – Neil needs bobcat/skid loader to pull up and remove weeds. Will paint afterwards. Has already been paid for this work.
- Received bid from Blue Sky to do the landscaping. Discussion. We have a standardized form for landscaping, which they need to get and fill out.
- Artistic is not meeting contract requirements – picking up palm fronds, blowing off courts, etc. Cliff and Jonathan have had to call them and/or watch over their work. Cliff and Jonathan will send lists of issues to Andrea who will draft a letter.
- Dock was moved, but water is up to the guard rail again.
- Tree near park entrance walkway looks like it is dying.

Secretary's report:

- Minutes of Aug 10 meeting were emailed to the board on Sept 7. Motion by Mary to approve minutes, seconded by Mike, all Ayes. Passed unanimously.
- Oct General Meeting
 - Printing, folding, and prepping envelopes in process – RCEOA return address stamped on #10 and mailing address on #9 envelopes, assessment invoices and suspended meeting notices printed. Want to mail out by Saturday. Joyce volunteered to help with remaining tasks – folding, stuffing, labeling, stamping.
 - Need to add bios to ballots? No. Ready to finish up printing with ballots, then.

Treasurer's Report:

- P&L through August emailed to board. Still receiving assessments for FY2026, but now only in estoppel process when a house sells.
- Marissa is leaving Treasurer position and director membership at end of FY26. We need to find another Treasurer. Michelle's has experience with accounting, etc., but she can't be doing her own payroll.
- Assessments for FY27 are due October 1. Late fee is charged if payment isn't made until after 12/31. December "oopsie" letter can be ½ sheet. Make it friendly and casual.

- There is a \$5 fee for payment by credit card. It's not a "credit card fee"; it's a convenience fee, because we accepting credit card payment for the resident's convenience
- FY26 books will close 9/30. Marissa will have a final report for FY26 at the October meeting. That report is used to file our taxes.

Hiring Office Administrator – Motion by Cliff to ratify hiring Michelle McDermott. Seconded by Marybeth; all Ayes, passed unanimously.

DRAC Report

- 8212 Delaware – sheds and barking dogs (+ dog breeding business?) – Mike spoke with Augie about continuing difficulties; they are planning to sell the house and move out to the country where they can start the dog breeding business again. Will disassemble one shed this weekend. Rehoming some of the dogs.
- 5421 Glover – renters have a greenhouse and shed in the backyard. In process; working with the owner.
- 5385 Suwannee Rd – Vacant house, overgrown yard, squalid pool – Sold at auction to LLC in Pompano Beach. Will send letter to them.
- NEW – 7242 River Country – in process of putting up a shed with a fabric cover. Mike will call.
- Complaint received about walkway @ the area at Suwannee Ct where people cut through to go into the park. Resident is complaining that rain has washed away dirt and exposed roots are now a trip hazard. We maintain a 10' ring around the pond. Beyond that is private property. Need to speak with owners and communicate with the community.
 - A no trespassing sign is up re trespassing in the park, but since this can be misconstrued as concerning abutting private property, we need to remove it. Motion by Marissa to remove the sign, seconded by Marybeth; all Ayes, passed unanimously.
- Mike is working several new complaints (4?). One is 5409 Glover – tractor trailer rig in the yard.

ARC Report

- 8464 Delaware Drive- New Shed – Previously denied by Marybeth due to no site map for shed; still waiting for site map showing placement of shed.

Welcoming Committee Report – 2 new neighbors (info from Aug meeting)?

- 9 new residents. Still trying to contact 6049 and 6067 Patricia; they are renovating and haven't moved in yet. 5227 Suwannee Rd, haven't been able to connect with them yet.

Community contracts/projects:

- Dock condition and repair options – Marybeth created an addition sheet with specs, will now add in the task of moving the dock back from anchorage in pond. Will send new sheet to bidders for Oct meeting. Plan to have vote by community at October General Meeting.
- Two major upcoming projects – dock and pickleball court. Plan is one through our budget, other thru MSBU (pickleball court). Pickleball court needs to be completely redone (as in: dig it all up and start anew).
- Artistic Lawn Care –see President's report

Old Business:

- Facebook page up and running! Kudos to Andrea – email Andrea with things to publish.
- Insurance information/comparisons – Current insurer is the best deal. Andrea is waiting to hear back from them re a possible deduction for the repair work that's been done in park.

Mike Lutman left the meeting at 5:22p

- Andrea – attorney information – will send to Jonathan and Mary to review.
- Retention ponds – still not being maintained – Andrea will call Public Works

New Business:

- Will put up General Meeting sign this week
- Bulletin boards falling apart; need to replace 4. Available on Amazon for \$49 – add to Oct agenda

- Discussion about cameras in park. Discussion about cameras and placement. Motion by Andrea to purchase one camera for \$200 to be mounted in pavilion + \$10 per month for cellular service. Jonathan seconded the motion; all Ayes. Passed unanimously.

Adjourn: Motion by Cliff, seconded by Andrea; all Ayes. Adjourned at 5:44p.