



**River Country Estates**  
Owners Association, Inc

**RCEOA, INC Board Meeting**  
**5/12/2025**

RCEOA, Inc 5331 Commercial Way, Suite 106  
Spring Hill, FL 34606

In Attendance:

President Collin Nole  
Secretary Virginia VanDerKelen  
Treasurer Marissa White  
Director Mike Kunz  
Matt Wise  
Sandra Wall  
Cliff Moody  
Joyce Moody  
Randy Jackson  
Bill Spratt  
Todd Pons (Zoom)  
Steve Reinhardt (left early in the meeting)

The meeting was called to order at 4:00 P.M. Quorum was established.

As you know we need help. Steve and Mike will do DRAC. Bill asked why do we need a DRAC, why can't the community police themselves?

The problem is 1/3 don't know the rules, 1/3 don't care, which leaves the rest to teach everyone to follow the by-laws.

In regard to no enforcement, we do bring people to court when needed which does cost them attorney fees. However, we must try to get them to fix the problem before it gets that far. If we did nothing everyone will stop following the by-laws. We spelled out the steps we take on DRAC.

Welcoming Committee is needed. We need to get out our packets, but we need to go out in pairs.

We need help with a Social Committee also. If we can get help organizing events. Up to now it's all been done by Matt and Collin. Matt and his wife has done Movie-in-the-Park and paid for it as a donation to the community. We can use help with the Newsletter and Website. We have a need to add members to the Board. The committees are to report to the Board, but it's not the board's responsibility to do everything.

So, with everything said Sandra what would you like to do? I wouldn't mind doing the Welcome Committee. I would like to see a Welcome Packet to see what documents are included in it.

We will prepare the packs and provide the list of newcomers. We will contact you when all is ready. Can I bring neighbors with me? Yes, as long as you don't go alone. I will be willing to help on activities. We would like to get the packets hopefully within a couple of weeks. Bill said he's here to help. I'll do anything you need help with, but I don't want to be on the Board.

Joyce wants to help.



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The Welcoming Committee will be Sandra, Joyce and Bill.

Sandra said she will get her husband Howie to take over doing the mailbox locks.

In order to increase the number of board members, we need a motion.

Ginny made a motion to increase the Board from 5 to 7. Motion was seconded by Marissa. There were no questions, all agreed, there were no denials. Motion passed. Board members have a 2-year term.

Approval of the April Board and General meeting minutes. We decided to table to the June meeting for review and changes.

No Secretary Report

Treasurer's Report: April was a slow month. We did get another \$1,000. We have received the landscaping invoices for the last 3 months. We also paid out \$5,250 for the pickleball court. The MSBU reimbursement are just under \$300 less than what we paid out. We paid out \$500 to repair the broken pipe in front. Our insurance went up to \$6,000. It was previously around \$4,500. Collin will call to find out why it went up so much. We were just notified that the meeting hall is going up to \$275.00 next month.

There was no DRAC report. There was only 1 courtesy letter sent regarding a RV parked on the lawn, garbage all over the lawn, and a smoker in front of the house.

ARC reviews: We have a total of 5. It's time to start getting bids for the next fiscal year. Everything needs to be submitted to MSBU by September.

Old Business: The Deed Restrictions need to be updated but we didn't have any help. We need 2/3 of all 480 homes to have any changes made.

New Business: Ginny – I nominate Cliff Moody and Randy Jackson to the Board as directors. Motion seconded by Marissa.

Are there any questions about the motion?

Joyce: Are you guys staying on for a while?

Ginny: No, my term ends this October, and I will not run again.

Collin: As long as we have help, I'll stay until the end of my term which I was just voted in.

Marissa: No commitment

Mike is up in October.

All approved of the motion, there were no denials and the motion passed.

Matt will be over the park, contracts and events. Bill and Joyce will help along with Randy. We do have money in reserves.

Ginny made a motion to adjourn, and Mike seconded the motion. All approved, no denials and the meeting was adjourned at 5:03 P.M.