



River Walk Townhomes

2026 Q1 Minutes

March 24, 2026 at 4 PM

Held at Semper Fi Property Management, LLC

1. *Called to order by Cindy Mongeon, President at 4:01 PM*
Roll call of the BOD & Management Team
 - a. *Cindy Mongeon, President*
 - b. *Davis Tomasini, Treasurer*
 - c. *Billy Rivera, Owner's Rep & Operations*
 - d. *Unit 1481 owner attended*
2. *Quorum has ben met 2 of 3 in attendance*
3. *Financial Report & #4 Collections Report*
 - a. *Operations account \$7554*
 - b. *Reserve account \$10,838*
 - c. *Additional income of \$25 late fees, \$558 in legal fees recovered by Attorney*
 - d. *Mr. Rivera asked the BOD to review the Reserve account as he stated it is very low considering the length of time for the HOA.*
 - e. *Collections: Tier I =1, Tier II = 0*
4. *Management, Maintenance & Old business:*
 - a. *Landscaper was instructed to complete weed and feed*
 - b. *Mulch is scheduled to be installed in mid-April*
 - c. *Billy is looking into mole treatment costs*
 - d. *Two cars have been towed thus far in 2026*
 - e. *Six cars have been ticketed in 2026*
 - f. *A letter is to be sent out to owners about the trash in and around the dumpster with new fines to be adjusted*
 - g. *SFPM has been paid to clean up the dumpster and to remove bulk items*
 - h. *The BOD asked for an updated owners list to be provided by SFPM*

No additional comments and or questions.

Motion to adjourn by David T seconded by Cindy

Closed at 4:20 PM

Minutes taken David Tomasini