

Riverbend Owners Association Inc
Special Meeting of the Membership - Minutes
December 8, 2025

The meeting was called to order by Janis Sikes, president at 6:10 p.m. The meeting was held in the Suwannee River Court Drive. The meeting was held to discuss and vote on the frontal fence replacement.

Mr. John Spangle stood up and said board was illegal and needed to be removed immediately. The Board continued with the meeting

Quorum: Thirty-seven (38) lots were represented in person or by valid limited proxy, exceeding the quorum requirements of twenty-two (22) lots.

Written notice of the special membership meeting and limited proxy form were mailed to all owners on November 4, 2025, more than thirty (30) days prior to the meeting.

Janis Sikes welcome everyone – John Stangle interrupted to make comment that meeting was not legal. Janis explained that Mike Radwanski was task with getting the bids for fencing.

Mr. Birdsall was recognized by the board to speak. He was upset that the board had not answered him. He was upset that he did not get information (he does not always get his mail). He was also upset about the closing of the Old Hard Road closure. The board let everyone know they were researching for a bulletin board for the exit and a website.

Mike Radwanski explained that out of all estimates given the board choose four to review. The bid the board chose was for Farrence Fencing due to great price, 30 years workmanship warranty, lifetime product warranty, using post stiffeners, as well as Concrete at each post. Color would be abobe sand – which would give a wood like appearance in vinyl.

Mike when on to explain the reason for disqualified for wrong color, lack of details and minimal warranties.

Comparison of wood vs vinyl – cost would only about \$10k less which would not include staining as a preservative.

Fencing runs: Western Boundary Main Entrance to Eastern Boundary Old Hard Road. There would be a walkthrough of 36 inches – an owner brought up that consider a 42 inch opening. Total footage 870 linear feet. If approved the vendor would start on the western side taking down and replacement daily. The community could put down \$15k which would leave \$18,930.00 which would result in an assessment of \$256 per lot. Due in January. The board always tries to act in the best interest of the community.

Those present were asked to cast their votes, proxy votes noted on the voting sheets: The special assessment was approved by a vote of 30 in favor and 8 opposed (approximately 79 % of the votes cast), which exceeds the two-thirds (2/3) of the votes of members voting in person or by proxy required by Article IV, Section 4 of the Declaration of Covenants, Conditions and Restrictions.

RIVEREBEND FENCE BID SUMMARY

December 8, 2025

1. Best Fence & Rail --\$50,552.00 (3- year labor warranty/ Lifetime material)
2. Farenc Fence ---\$33,930.00 (30-year labor warranty/ Lifetime material)
3. Superior Fence ----- \$30,118.00 (3-year workmanship/ Lifetime material)
4. Active Fence----- \$21,640.00 ((2-year labor warranty/ No expressed Warranty on Material)

Only Best Fence & Rail & Farenc Fence are the ONLY 2 contractors who bid Project per request of wood like vinyl.

All others only bid basic TAN vinyl despite our request. Only the top 2 include Steel 9- foot stiffeners every 4th post for rigidity & concrete on all posts.

Farenc Fence offers the best product/ warranty/price.
Color Chosen ADOBE SAND.

Contract price \$33,930.00 less \$15,000.00 down leaves balance of \$18,930.00.
That equates to \$256.00 per lot.

(For comparison, replacement of existing fence with Board-on-Board wood fencing would cost \$23,000.00 to \$27,776.00, which will not last 30 years.)

Bids attached.

With no further business the meeting adjourned

Proxies: Verified by Secretary and Management

Votes: 30 Favor 8 No