

**River East**  
**2026 Annual Meeting Minutes**  
**April 23, 2026**

**Quorum:** A quorum was met; Chasidy Abadia

**Meeting called to order:** 6:30pm; Jean Hudson

**Introductions:** ChasidyAbadia, Association Management (Advantage Gold Realty)

**Financials:**

2025 Annual Meeting Minutes were included in 2026 meeting mailing

- Minutes ratified

2026 Proposed Budget review: Chasidy Abadia

- 5100 Repairs & Maintenance Expense Street Repair \$600
  - Reallocate: Peletier Town responsible for expenses.
- Proposed Budget approved.

2025 /2026 Budget Comparison reviewed: Chasidy Abadia

- 5100 Repairs & Maintenance reallocated \$600
- 6114 Security Gate amount to be incorporated into 5400 Utilities

Q1 Profit & Loss Statement reviewed: Chasidy Abadia

- 6114 Security Gate amount to be incorporated into 5400 Utilities

**Announcements:**

- Old Business:
  - River East property continues to increase!
  - Dues increase not needed; Town of Peletier is responsible for River East roads.
  - Supervision of Children reminder: not to access neighborhood property without permission.
  - No parking on neighborhood property while waiting for school buses.
  - Golf Carts: Must be at least 16 years old to drive golf carts on our road ways.
  - Speed Limits: Must be conformed to.
  - ARC Forms: Must be submitted to Management Company for River East Board approval prior to starting work. (cabdia@advantagegoldrealty.com)
  - Property Taxes: Ensure property is registered in Peletier instead of Swansboro.
- New Business:
  - Power Washing: Owners responsibility to clean\power wash to eliminate mold.  
*Reminder letter to be sent out.*
  - Maintenance Contract: Off-Site septic area looks good; adding maintenance of common trench areas. This will increase contract.
  - Property Clutter: Please check outside areas for clutter, especially the side yards.  
*Reminder letter to be sent out.*
  - Fertilizer: Received notice from neighboring property owners, as well as the River Warden, that fertilizer runoff is creating an algae issue for the Oak River waterways. Please use ego friendly products. *Reminder letter to be sent out.*

### **Open Forum:**

- Capital Expense: Trench work is needed in common covert area used to access off-site septic on Crayfish. **Jean** to contact Trenchless Pipes for an estimate. This will require a Capital Expense.
- Grass Mowing: House on corner of Crayfish needs reminder to cut their grass. *Reminder letter will be sent out.*
- Remind Owners to include weeds between concrete slabs on the driveway. *Reminder letter will be sent out.*
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### **Election to River East Board of Directors:**

- As stated in 2026 Annual Meeting notice sent to all owners, two Board vacancies existed. One of the current Board members decided to continue their term, leaving one vacancy.
- The Board and Home Owners present thanked Nick Perricone for his 5 years of service on the Board. Nick will be missed.
- Haley Reitzen, Crayfish, was elected to the Board. Welcome Haley!
- **Jean** to schedule a Board meeting to define Board Officers.

**Meeting Adjourned:** Jean Hudson