

THE RIVERVIEW ASSOCIATION, INC.
BOARD MEETING # 5
TUESDAY OCTOBER 31, 2017
Minutes

ATTENDEES:

Jim Glass – President

Jill Hershfield – Secretary

Suzanne Daniel - VP

Charles Zajackowski – Director

Jim Carraway – Treasurer

BY CONFERENCE CALL: Brian Casey & Fred Hart – Directors

CALL TO ORDER:

Jim Glass, president, called the meeting to order at 9:32am and reported there was a quorum with five present and two on conference call. Jill confirmed she posted notice of the meeting with agenda 48 hours prior to this meeting and sent to all owners with email.

APPROVAL OF BOARD MEETING #4 MINUTES:

There being no changes needed, Jim Glass made motion to approve of October 11, 2017, Board Meeting #4 Minutes. Second: Suzanne Vote: Unanimous to approve

TREASURER REPORT: As the report for October had not been prepared, Jim C. will send out the October reports once he reconciles the accounts.

Old Business:

- **Truck Classification:** Charles handed out his detailed report on truck classifications. Main source for the report was FHWA classifications of vehicles. He presented a proposed revision of our current Bi-Law to allow light duty classified pickup trucks in the uncovered and covered parking areas. Jim G. suggested to add that "truck receivers must be removed when parking trucks overnight". Charles will present a final version at the next Board meeting.
- **Alternate Flooring Options:** Jim C. recommended that all future flooring comply with a certain IIC rating. This rating is a measure of a reduction in impact sound transferring from a floor surface to the room underneath. The higher the number, the less the sound transferred. Jim C. will have a representative from local supplier come in to show the Board and owners samples of various floorings and answer any questions. The meeting scheduled in about two weeks. Jim C. will draft revised change to our documents.

Jim G. made a motion to present the truck classification and alternate flooring to the owners to vote on as a concept at the 2017 Annual Meeting. If passed our association lawyers will review and add any legal comments. Second: Suzanne Vote: Unanimous agreed.

- **Budget Additions:** Jim C asked directors to submit all additions to consider for the 2018 Budget to him for by November 15th. The Board will vote on the proposed budget at board meeting scheduled after Thanksgiving.

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- **Landscape:** Jim C. presented a drawing of his suggestion for a temporary pull off for unloading in the back-drive way. Suzanne and Charles will give Jim C. an estimate for additional landscaping including quote for the pull off and walkways for addition to the 2018 Budget. Jim G. will discuss with lawyer whether a member ship vote is required to make this change.

NEW BUSINESS:

- **BPD Business Trespass:** Participants, currently only businesses, in this program authorize all Bradenton Police Officers to enforce Florida Statutes for Trespass on their property when the Owner/Agent is not present. Jim G. is writing a letter inquiring if condominiums and apartments can be included in this program.
- **Annual Meeting Preparation Questions:** Jill explained the recently changed Florida statues concerning estoppels and financial reports. Jim C. stated we are currently meeting the updated requirements for annual financial reporting. Jill will create a Riverview estoppel form based on the new legal requirements. The law now states that boards must now formally approve charging fees for estoppels and list on their website contact information of person completing estoppel. Jim C. what about the other documents that are often required on a sale. The statues change only addressed estoppels. Jill will research whether we can charge for requests from banks, mortgage companies, etc.

Jill made a motion to approve the charge fees for preparing and delivering an estoppel certificate as outlined in the Florida Cooperative Act. Second: Suzanne Vote: unanimous agreed

- **Unit Transfers/Moves:** Jill reported there are currently three units for sale: #302, #305 & #503 with #502 available to lease.
- **Maintenance**
 1. **Hallways & Lobby Carpet Cleaning:** Jill is getting an estimate from Ryan, Extreme Cleaners. Ryan has worked for us before and familiar with the process used on the hallways to inhibit mold.
 2. **Annual Roof Check:** Jill approved Manson's estimate for the annual inspection. We are the list to schedule after more urgent commitments due to Irma.
 3. **Maintenance Supervisor:** Jill asked the Board's assistance in outlining specifications for a paid part-time Riverview maintenance supervisor. Once completed, we will offer to residents as the desirable person is someone living in the building.

There be no more business to discuss, Jill made a motion to adjourn at 11am., Second: Suzanne Vote: unanimous

Jill Hershfield, Secretary