

Riverview Board Meeting #4 Minutes
Monday, October 15, 2018
10:00 am

Attendees:

Vice President: Charles Zajackowski

Secretary: Jill Hershfield

Directors: Andy Buschbom, Brian Casey (cell) and Griff Griffith

Absent: President: Jim Glass and Treasurer: Jim Carraway

Secretary, Jill Hershfield called the meeting to order at 10:03. She confirmed there was a quorum with 5 attending.

SECRETARY – Jill made motion to accept the #3 Board Meeting MINUTES as written.
Second: Charles Vote: Unanimous Yes

TREASURER – Due to illness, Jim Carraway is unable to attend. He will email year to date as of October 1, 2018, financials to the Board later this month.

COMMITTEE REPORTS -

- **LANDSCAPE**

- **GRIFF** – The Landscape committee plans for the back-landscape update with new plants is on hold waiting for update on the change in water drainage. Bob and John S. enclosed an area for the fountain and addition of butterfly plants.

- **JILL/CHARLES** – Jill reported the company submitting an estimate for changing the elevation of water drainage away from the building is closed. Charles agreed to chair this committee, replacing Jim Glass.

Charles suggested the first step of a larger sump pump and extending the current drain pipes further, so water flows completely away from the building and grounds. John will get the size of the current pump for Charles. These suggested changes will be discussed with plumber.

Jill asked that both committees find out what the total amount on landscape, front and back, has been spent in 2018. At the next meeting, we will work on a goal for next year plus budget.

- **LOBBY**

BRIAN – The Lobby committee did not meet this morning but will meet and plan beginning in November. Their goal is come up with a plan for updating furniture and lighting to complement our new design and colors. Jill asked that they consider different flooring for the elevator that is fire proof and recommended specifically for elevators.

- **ORIENTATION**

JILL – The committee is currently without a chair and she would like an owner to volunteer to take on this job. She will send out an email asking if anyone is interested. The Orientation Meetings will still require a Board member to attend and update the Orientation Program as needed.

MAINTENANCE

- **JOHN** – was unable to attend but submitted a written report. This will be filed with the minutes. Highlights discussed:
 - **TREE REMOVALS** - Four trees were removed as part of our semi-annual tree trimming. These were encroaching on balconies which Andy from North Manatee Tree Service recommended removal as they harbor varmints which could enter our building.
 - **FOUNTAIN ENCLOSURE** – John & Bob completed this project as far as possible until the plantings are done.
 - **DOOR PAINTING** – Eight have been completed with 14 more to be done. This is to fix those with excessive chipping due to the wrong paint used previously.
 - **RECYCLING** – Total success from the beginning. Couple of problems was none recyclable items being added to the bins. Notes have cleared up this problem.
 - **OUTSIDE REMODELING PERSONEL SIGN-IN** – There has been many contractors at the same time due to extensive unit update. This is welcomed but makes it difficult to know who is working where and contact them concerning policy infractions. Discussion for asking owners to submit to the Board the contractors in charge particularly for electrical, plumbing, window and patio/balcony replacement. Plans are to have sign in sheets for these contractors and crew.
 - **EXCEL OF UNIT HOT WATER HEATERS** – Owners have been asked to submit the age of their water heaters. Those having ones over 12 years old are being advised to replace.
- **JILL**
 - **REMOVAL OF TRASH CHUTE TELEPHONE LINE** – To be discussed with Otis as to whether we can use a wireless phone setup in the elevator.
 - **PROFESSIONAL CLEANING OF TRASH CHUTE** - To be discussed further after we know whether we can remove the telephone line
 - **NEW 3-D SIGN ON THE FRONT WALL – WHAT TO SAY** – Board agreed to have a new sign made in the same color as the awning and say the same. Jill research and hopefully order.
 - **ADDING JOHN TO CREDIT CARD** - Board agreed this was a good idea. Jill will discuss with Jim C. and order additional Home Depot card for John Shirkey.

OWNER UPDATES - Jill

- **NEW OWNERS -REMODELING (#302, #701 #105)** – Owners have advised the Board of who the contractors are and verified that all updates/changes are to code and in compliance with the Riverview R&Rs. Compliance review will be done once work is completed.
Exception for #302 – The DuRants are unable to be in residency during the construction in their unit. They and their contractor have signed the required Exception Form and submitted to the Board.
- **FOR SALE - #103 SHARED WATER HEATER**
Rawling Letter – Rod Rawling is selling the unit. The current water heater is shared by the Association bathroom and multi-purpose room sink. Andy is getting quotes for a new undercabinet water heater and plumbing to separate us from using #103.
- **WATER HEATER LEAK #403** - The Association paid for the Rainbow restoration bill for drying out the units quickly. The bill has been submitted to #403 property insurance for reimbursement.
- **LARGE WASTE PIPE LEAK \$101** – The clamps on the 5” waste pipe gave way and leaked considerable water over days into kitchen cabinets. Griggs plumbing and Bob C. are correcting the problem and replacing dry wall. Discussed reminding owners who are absent for extended time the necessity of having someone check their unit weekly.

NEW BUSINESS

- **SPT ESTIMATE TO SLEEVE WASTE PIPES** - As the bid from SPT to sleeve all the waste pipes in our six stacks was \$176,000, the Board decided to ask SPT a quote for doing just the large 5” pipe. Jill will contact SPT. Jim C. will report at next Board meeting what the cost for repairing cracked pipes has been for the last 5 years.
- **BOARD DIRECTORS TERMS ENDING** - Three directors (Charles, Jim G. and Jill) end as of the Annual Meeting. None are planning running for the Board again.
- **LEGAL UPDATE B&P 10/25 & QUESTIONS FOR LAWYER – OCTOBER 29TH** Jill reminded the directors of two upcoming meetings sponsored by our lawyers. Jill will be attending and asked directors to submit any questions they have for our lawyer.

- **AMMENDMENTS FOR ANNUAL MEETING VOTING –**

- Jill led the discussion on presenting to the Association the vote to lower our mega vote from 75% to 65%. Without this change, it is difficult if not possible to make any capital improvements and other beneficial changes as there are always owners who do not vote at all, which is an automatic “No”. ○ Andy asked if we should consider voting again on the four presented last annual meeting. We agreed to present the vote for the 65% of the owners needed to pass an amendment.

DATE FOR 2018 ANNUAL MEETING- The Board agreed on January 19, 2019, at 2:00pm

DATE FOR NEXT BOARD MEETING – The next Board meeting will be Monday, November 5, 2018, at 9:30am.

There being no more business to discuss, Jill made a motion to adjourn. Second: Andy
Vote: Unanimous yes.

The meeting was adjourned at 11:30am.