

**THE RIVERVIEW ASSOCIATION, INC.**  
**2019 ANNUAL MEETING MINUTES**  
**JANUARY 18, 2020**

President Andy Buschbom called the meeting to order at 2:05pm.

Suzanne Daniel nominated Andy Buschbom as chairman of the 2019 meeting, 2<sup>nd</sup> by Ken Altergott  
**Motion Carried unanimously.**

**Secretary Report:**

- **Certifying proxies and determination of quorum:** 18 members present, 16 proxies for a total of 34.
- **Proof of notice of meeting:** Proof of notice was determined by email, certified mail and hand delivery plus posting in the lobby.
- **Approval of 2018 Annual Meeting Minutes:** Motion by Geri Kenyon, 2<sup>nd</sup> by Suzanne Daniel to accept 2018 minutes as distributed & posted on web site. **Motion Carried unanimously.**

**Presidents Welcome:**

- **New Owners:** #102 Eugene Begley, #103 Ramon Colona, #402 Mike & Nona Moran, #406 Shelly Olson & Dilip Kondepudi, #506 Mykola (Nick) Vorona, #801 Lisa Kelley.
- **2020 Board:** Andy Announced that there were three directors whose terms ended in January 2020: Andy Buschbom, Robert Griffith & Brian Casey.  
The deadline to give notice of intent to be a candidate for the board was Dec. 9, 2019. There were 3 qualified candidates for the three open positions on The Riverview Board for the term 2020- 2022: Andy Buschbom, Brian Casey & Robert Griffith.

**The Riverview Board of Directors for 2020:** Andy Buschbom, Brian Casey, Robert Griffith, Geri Kenyon, Art McGlade, Suzanne Daniel & Eugene Begley.

**Treasure Report:**

- Balance Sheet & Monthly income & Expense Statement for December 31, 2019 was reviewed.
- CD's purchased Valley National Bank \$70,000.00 earned \$1061.46 and SunTrust \$100,000.00 earned \$1285.41. The board took on several projects in 2019 including pipe relining of Stacks 5 & 6, pressure washing the balconies, Trimming Trees and the board had several large plumbing bills for blockages which put us at a loss of \$11,766.80 for the year.
- 2020 budget was increased from 201,000.00 to 207,038.00. Motion by Ken Altergott, 2<sup>nd</sup> by Art McGlade to accept treasure report **Motion Carried unanimously.**
- Motion by Robert Griffith, 2<sup>nd</sup> by Brian Casey to continue with \$800.00 per year per unit for reserves **Motion Carried unanimously.**

**Annual Report:**

- Robert Griffith reported on all improvements made in 2019, relining kitchen stacks 5 & 6, Power washing balconies, carpet cleaned on all walkways. Ken Altergott said several of his friends said how beautifully kept the grounds and building look.
- Robert Griffith also reported on the grounds thanking Pam Connors for plants in the front of the building. A Special THANK YOU to Margy Carraway for the beautiful butterfly garden.

- Art Reported on the special assessment for all bathroom stacks to be relined in May. We do not have a start date scheduled but will notify owners as soon as we have the date. Once we know we will post a schedule on the board. We will need to gain access to units to flush out lines and when your line is being worked on the line will be shut off for use during work hours. Blue Works is estimating they will have 3 stacks per week completed and after they complete the stacks they will do the underground lines to the city tie in.
- Art reported he is working on getting quotes to get the 2 remaining kitchen stacks redone.
- Brian Casey gave an update on parking. Brian has formed a parking committee and they had their first meeting. They are looking into parking stickers for owners and hanging tags for guests. He reported that there has been positive effects having a sign in the middle of the drive notifying people that it is private parking. Brian has also spoken with the boat people & pier 22 who are also having problems. He has spoken with the city who was unaware of the parking problem.

**New Business:**

- Andy reported that the board will be working on a letter with a vote to follow on moving contingency fund from reserve funds to operating funds so that it can be used as needed for unexpected emergencies.

**Owner Comments:**

- Fedora Campbell suggested a directory with pictures since there are so many new folks. Suzanne is doing the coffee & doughnuts & Barb is having a Wine & Cheese social. These are great opportunities to meet your neighbors.
- Sandra Secondo mentioned a problem with receiving emails. Sandra and Liz will be working on this. If anyone else feels they are missing email correspondence, please let Liz at A Paradise Property Management know at 941 778-4800.
- Brian Casey announced there is a crane scheduled between 8-11am on Monday morning. Cones will be put out Sunday evening to block off space.

There being no further business Suzanne Daniel Motion to adjourn 2<sup>nd</sup> by Sandra Secondo, Motion Carried.

Meeting adjourned 2:47pm