

THE RIVERVIEW ASSOCIATION, INC

BOARD MEETING #9 MINUTES

MULTI PURPOSE ROOM

October 8, 2019 AT 9:30 aM

Attendees: President, Andy Buschbom
Vice President, Brian Casey (Absent)
Secretary/Treasurer, Geri Kenyon
Directors: Arthur McGlade, Suzanne Daniel, Griff Griffiths & Eugene Begley
Property Manager, Liz Andricks
Members: Jill Herschfield, John Shirkey, Pam Connors

Proof of Notice of Meeting: Proof of Notice was posted 48 hours before the meeting and emailed, hand delivered and mailed to all members.

Quorum: there are 6 board members present, Absent: Brian Casey, Andy called the meeting to order at 9:30am.

Approval of Minutes: Motion by Griff Griffiths, 2nd by Suzanne Daniel to approve amended and read board meeting minutes #8 September 13, 2019, Motion Carried unanimously. For official record Geri Kenyon will stand as Secretary/Treasure on the Riverview board.

Financial Report:

- Liz presented September Income & Expense, Balance sheet, after discussion Motion by Griff Griffiths Second by Art to approve financials as distributed, Motion Carried.
- A review of the water usage & costs for 2019. As of September 30th, statements Water is over budget by \$5319.00. Griff is to test toilet tanks on every floor to determine if any are running.

Old Business:

- Liz to update on when the Shawn Sulzener of Fibertight will be bringing his team to inspect the roof installed by Manson Roofing. Shawn reiterated there is no reason to have a coating put on this roof in 6 or even 12 years.
- Legal update: A meeting was scheduled with the litigation team at Barnes Walker for Wednesday October 9, 2019 at 10:00am to review case to recover money from the water damage created by leaking water heater. As of October 7, 2019, at 4:58pm Barnes Walker cancelled meeting citing conflict of interest. After much discussion there were 2 motions made:
 1. Motion by Suzanne Daniel, 2nd by Andy Buschbom to proceed with litigation with another firm to recover money spent by association in dry out of units from the water heater leak in 403. 2 members for motion, 4 members opposed **Motion Defeated.**
 2. Motion by Griff Griffiths, 2nd by Art McGlade The board recognizes a mistake was made in handling the dry out of the damaged units, the board needs to cut losses and move on, not pursuing reimbursement. 4 members approved; 2 members disapprove. **Motion Carried**

- Q&A for 2019 has been moved to November meeting.
- Cable Contract- Art is in talks with Representative Olivia Prewitt Currently we are paying \$37.00 per unit per month plus tax for cable he has negotiated down to \$28.00 per unit per month plus tax. He is still working on negotiations and hopes to have an update in November. Geri requested that in negotiations that he see if we can get an information channel to post association news. Art said he approached several other cable/satellite companies, and no one is interested in doing business.
- Palm Tree Update: The palm tree hit by car hauler is on City of Bradenton Beach Property. The City will be out in February to remove stump. Suzanne is still working on it. Further discussion tabled for now.

New Business:

- Change of law firm: A communication from the attorney hired to handle Association business has retired from Barnes Walker and will be practicing in Sarasota with his son's practice. The board was only given a 3-day notice of this change. After discussion the board has decided to reestablish a relationship with Becker & Poliakoff.

Future Maintenance Projects:

- Art presented 2 proposals for consideration for 2020 budget. This is critical as we are spending more money every year on plumbing repairs.

1. Blue Works has presented a proposal to clean & reline remaining drains & Master bath/Guest Bath stacks all 6 stacks. (3) stacks completed per week The proposal is for \$35,280.00,

Underground Inspection & cleaning of 6- 4"-6" cast pipes bath stack branch \$4410.00

underground Inspection & cleaning of 4"to 8" cast iron sanitary building drain \$4900.00

Totaling \$46,870.00

2. Griggs plumbing presented a proposal for replacing each 4" stack which will cost \$5600.00 per stack (6) and \$600.00 per unit (47) **Totaling \$61,800.00**

Recommendation by the board was made to get a letter out in November to all owners addressing the issues and concerns prior to annual meeting to propose a special assessment to complete this work in May- June 2020.

- Art has presented 2 proposals for consideration for installation of 2 gates on the parking lot.
 1. Access gate system \$15,000.00 for the gate & installation. Bid does not include electric that will be needed.
 2. Arrow Gates & Security \$10,000.00 for the gate & installation. Bid does not Include electric.

The board has decided to keep this as a future project.

With no further business to be addressed Motion by Griff Griffith, 2nd Art McGlade to adjourn, Motion carried.

ADJOURNMENT 11:30am

