

THE RIVERVIEW ASSOCIATION, INC.
BOARD MEETING # 2 MINUTES
MULTI PURPOSE ROOM
February 12, 2019 9:00am

Attendees:

President: Jill Hershfield Vice President: Vacant Secretary: Andy Buschbom (remote) Treasurer: Geri Kenyon
Directors: Griff Griffith, Brian Casey, Suzanne Daniel, Arthur McGlade

John Shirkey (maintenance coordinator) , Joann Altergott (fining committee) Ken Altergott (consulting member) Liz Andricks Paradise Management

Proof of Notice of Meeting: Proof of notice was posted 48 hours before the meeting and emailed to members.

Quorum: All seven board members, Jill called the meeting to order at 9:02am.

Approval of 2019 Board Meeting #1 Minutes: There was one correction to the minutes the date to say January 19, 2019. Motioned by Art McGlade 2nd by Suzanne Daniel to accept the minutes as amended, Motion carried unanimously.

Election of Vice President: Motion by Jill Hershfield 2nd by Suzanne daniel to elect Andy Buschbom as Vice President and to remain as Secretary until secretary position can be filled, Motion carried unanimously.

Maintenance:

- John Shirkey presented a water heater list and addressed units with heaters way over 12 years old:
 - #305 being 21 yrs. old. , Secondo is working on replacement.
 - #502 is 21 yrs. old, another email has been sent to Walwer encouraging him not to wait too long.
- Door painting on hold for now. Liz will work with John on list still outstanding.
- Multi-purpose room cabinet locks are ordered and should be replaced soon.
- Elevator Flooring scheduled for tomorrow
- Fire Extinguishers are being inspected today by Pye Barker.
- Tankless water heater & capping HW line to #103 is scheduled for Thursday February 14, 2019.
- Art McGlade requested recycle bins be treated for mildew.

Financials:

- Jill passed out a 12/31/18 bank reconciliation, Income and expense summary and 2018 Actual expense and 2019 budget. Jill met with Jeffrey Whittaker, CPA who does the audit and prepares tax returns. He is going to see if he can find the \$1216.60 discrepancy. Jill is still working on the 12/31/18 owner balances. This is taking time as some members pay in advance and we do not the prior treasurer worksheets to identify. She hopes to have this completed shortly.
- Liz reported that the information is actively being loaded in the Tops One Software(vendors, bank, owner & balances.) The checkbook and bills have been turned over as of February 1, 2019 and Liz has been able to log on to WF bank and retrieve bank statements but not able to set up bill pay at this time. This may be due to a massive outage last week. Liz hopes to have January financials by next board meeting if balances are confirmed.

Committee Reports:

- Joann reported the fining committee, Joann Altergott, Margy Carraway and Larry O'Dea, met February 8, 2019 regarding violation of the by-laws by owner Patricia Anesi who leased her unit #504 for 58 nights, not the 90 days required plus without proper application and background check. There was a certified letter sent and received January 17, 2019 and 2 phone calls February 4th at 10:48 and 11:41 am to coordinate a hearing. Since Patricia Anesi did not respond a hearing was held February 8,2019 for the violation. Proof was verified that Patricia Anesi signed and understood the rules and regulations. It is the committee's recommendation that a \$50.00 per day fine be imposed beginning January 2, 2019 for a maximum of \$1000.00 until the unauthorized tenant is removed.

Motion by Suzanne Daniel 2nd by Griff Griffith to accept fining committee recommendation by fining Patricia Anesi \$50.00 per day beginning January 2, 2019 with a maximum of \$1000.00 until the unauthorized tenant is removed, Motion carried unanimously.

- Brian Casey reported on elevator flooring work to be performed tomorrow February 13, 2019. There was discussion on taking up all tile's vs replacing a strip on the front to prevent chipping and one cracked tile in center. As work has already been scheduled it will move forward as planned.
- Griff & Ken reported on landscaping, the back has been spruced up with stones. This was inexpensive, does a beautiful job and does not blow away. The Cardinia plants will be treated with Epson salt to take care of yellowing leaves.
- Ken reported on the suggested plan for pipe repair for the #5 & #6 stacks.
 - A detail scheduling procedure involving our maintenance team and Griggs will be developed. Owners will be informed of when access to units is needed. Ken can give a demonstration to owners of what needs to happen and why. This should be our #1 priority as a safety / maintenance issue and to avoid further water damage to units.
- Geri reported that all board members have been emailed the new sign proposals. Due to the City of Bradenton permit being \$760.00 . it was decided that Ken would wash the sign down with bleach and paint it for now. Later the board can decide if it needs to be replaced.

Future Projects:

- Liz to get an estimate from Gorilla (company who did power washing last time) for power washing balconies & shutters.
- Asphalt suggested to patch just the spots in the two parking area until the sidewalk/concrete work can be done. Liz to contact Palmetto Asphalt to see if will do small jobs.
- Door/hardware updates- Geri expressed concern on the different hardware on unit doors and what was the rule. Jill explained that exceptions had been made by prior board to allow digital locks. Geri suggested we get a professional quote to update all hardware for every door. Jill explained we do have a file on updating doors completed by Jim Glass a couple of years ago. she will review and share with the board.
- Art to investigate getting some 10-minute parking signs for loading and unloading areas in the back parking lot.
- Planting bed discussion around the back fountain has been tabled for a future date.
- Liz to investigate possibly getting a group rate for association insurance.
- Liz to investigate if there may be a credit on insurance based on the construction classification given when the building was built.

Communications:

- Art McGlade submitted a letter to the board regarding the pipe construction and concerns about his cabinet. The board's decision is to take no action on this letter currently. Art rescinded the letter.
- Cynthia Cone #304 wrote a note to the board. Her daughter has moved to Bradenton and she has provided a change of address and emergency contact information.
- Owners will be reminded not to walk thru the front landscaping as this is detrimental to the landscape. Also, sprinkler heads , especially along the front walk, are being damaged

With no further business to be addressed Motion Suzanne Daniel 2nd Brian Casey to adjourn, Motion carried.

Respectfully Submitted

Liz Andricks, CAM