

**THE RIVERVIEW ASSOCIATION, INC
1400 FIRST AVENUE WEST
BRADENTON, FL. 34205
MULTIPURPOSE ROOM
TUESDAY March 12, 2019 AT 9:00AM
BOARD MEETING #3 MINUTES**

Attendees: President: Jill Hershfield,
Vice President: Andy Buschbom
Secretary: Andy Buschbom (remote)
Treasurer: Geri Kenyon
Directors: Griff Griffith, Brian Casey, Suzanne Daniel, Arthur McGlade
Maintenance Coordinator: John Shirkey
Consulting member: Ken Altergott
Paradise Management: Liz Andricks

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 9:00am.

Financial Reports:

- Jill reported receipt of reports from our CPA. The 2018 Balance Sheet & Year End Expenses will be distributed to owners with these minutes.
- Jill stated all dues for 1st quarter have been received except for one unit.
- Jill stressed we need to work on a Reserve Analysis which was last done 2017.
- Liz provided Income Statements for January & February.
- Liz will be sending email invites to the board to log on, register and be able to view their owner account online. The Riverview update method to pay quarterly dues and more. On Friday, Liz will send email invites to all other owners who accept email.

COMMITTEE REPORTS:

- Jill is filing application for a Pro Build account for purchasing exterior doors & possibly door hardware at a bulk rate. Jill suggested the association pay for the handles and owner pay for key pad entry which would be separate so all doors would look the same. Griff suggested that the association pay for the standard deadbolt as well as handle. Gerri & Suzanne to present board with options & pricing.
- Griff reported on several clean up beautification projects he and Ken Altergott are doing particularly in the back and 15th street side. Also, a tree cut down on the north corner of #105, the roots need clearing.

- Jill reported Margy would like to donate butterfly garden for the prepared bed in the back. Jill gave her the approval to go ahead. She will work with Griff and John on the details. Ken reminded the board these plants need to be low, so fire pipe is visible & accessible from the side.
- Liz reported that Green Thumb replied to concerns sent by email. They said their contract with us does not include sprinkler heads. John will inform Bob to clear those areas. Their contract includes weed whip area where mower does not fit. The foreman confirmed they did mow area along 15th. The past Saturday they were later than normal they usually try to be there at 1:15. The board will interview a small company that will pay more attention to detail.
- John to check on bid to reconnect sprinkler on west side of carport.

BUILDING MAINTENANCE:

- John reported there are 9-10 doors left to be painted. A few more exterior door replacements may be needed as they are delaminating. Liz gave a bid from A Paradise Maintenance and Pest Control for painting doors. This would include removing molding & hardware, patch holes, sand door, apply bonding material, 2 coats of paint, reinstall hardware. Liz to get a second bid for painting doors.
- John reported the washer on 5th floor is 4 years old and is leaking. The supply valve needs replaced cost \$400.00 to repair. There was a unanimous decision to purchase new washer and buy extended warrant.
- John has updated the water heater age list. There are a few water heaters still outside the manufacture life; 14 and 21 years. Jill will send an email reminding them of the board's recommendation to replace.
- Ken reported on cleaning our front Riverview sign. He bleached all algae off plus cleaned with soap and water. He suggested we should look at in a year to see if it needs painted. Griff said it looks good.
- Ken said with board approval he would like to power wash big pots on driveway & pavers. Board approved and thanked Ken for all his volunteer work for the Riverview.
- Art reported on the back-parking signs being completed. Board thanked Art and noted great results. Art presented a proposal for "Private Property" signs for the front. Including the new poles & signs cost is approximately \$125.00. Board approved unanimously.
- Liz presented proposal from Grigg's plumbing per unit price of \$440.00. This work is for units in the #5 & #6 stacks. The reason for this work is to replace pipe that could crack when the pipes are lined. They will also recommend water lines that should be replaced which would be billed separately to owner.

1st available time to block off is 2nd week in April. Board questioned if going from 5" to 4" pipe was going to be a problem. Liz to check. Jill to pull previous instruction notices given to owners in #1 & #2 on upcoming work to pipes.

- Liz presented pressure wash bid from Gorilla Kleen. Price includes all 8 levels of the patio areas including faces, wall on the exterior, top of walls, inside wall area and ceilings with soft brush & rinse with low pressure. Price does not include sides of building or the all areas in the walkways on the back side of the building. Estimated time 3 days. Liz will request a more detailed proposal.
- Liz presented painting bid from Peacock Painting which included pressure washing. Painting bid to be filed for future reference.
- Liz reported speaking with Farrow Pest Control about not getting detailed report as outlined in contract. John will also call our technician and remind him that we need the report each time treatment is done. Contract is for bi-monthly pest treatment and we need the report to verify all areas are treated.

NEW BUSINESS:

- Jill presented resignation letter from the board. Her last day will be April 1, 2019.
- Jill asked each board member to think of responsibilities that interest them She will prepare a spread sheet of the items she will be turning over April 1st.
- Jill is still working with insurance claim for reimbursement of restoration after water heater leak last year. She suggested that Geri with Liz prepare a list of with estimated cost the special maintenance projects we discussed today plus any others we plan to do in the next six months. We need to budget accordingly.
- Art asked status on group discount on insurance. Liz to check on.
- Jill thanked everyone for all their work.

With no further business to be addressed, Suzanne made motion, second Brian to adjourn. Motion carried.

ADJOURNMENT 10:41