

THE RIVERVIEW ASSOCIATION, INC.
1400 FIRST AVENUE WEST
BRADENTON, FL. 34205
BOARD MEETING # 5 MINUTES
MULTI PURPOSE ROOM
April 15, 2019 2:30pm

Attendees: President: Andy Buschbom
Vice President: Brian Casey (via telephone)
Secretary: Andy Buschbom
Treasurer: Geri Kenyon
Directors: Griff Griffith, 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 Friday April 12, 2019, 48 hours before the meeting.

Quorum: six board members present; Andy called the meeting to order at 2:30pm.

Approval of Minutes: Motion by Suzanne Daniel 2nd by Geri Kenyon to approve the minutes of Board meeting #3 & #4 as distributed, Motion Carried unanimously.

Nomination of Board Member: Motion by Suzanne Daniel, 2nd by Griff Griffith to nominate Eugene Begley to The Riverview Board of Directors. Motion Carried Unanimously.

Financial Reports:

- Liz presented Income statement for January 1 to March 31, 2019,
- Liz reported EFT is now set up for automatic payments through system.
- Liz reported budget information has been entered in the system based on the compiled balance sheet and Income statement given from the CPA.
- Liz Reported the annual corporate report & 1st quarter tax payment have been made as provided by the accountant.
- Brian Casey asked about an update on alternative investments for the reserve money. Pam, Andy & Art to investigate alternative investment opportunities with little/no risk.

COMMITTEE REPORTS:

- Grigg's is completing work on stacks 5 today & 6 tomorrow san-tee replacement.
- While notice was posted for the work, there were several units where cabinets needed to be removed. In order to keep job moving Bob was called in for extra time to remove cabinets. Motion by Suzanne Daniel, 2nd by Geri Kenyon to reimburse Art for the cost of cabinet removal for this job only, Motion Carried Unanimously.

- Board reviewed both bids for pipe relining after discussion. Motion by Art McGlade, 2nd by Suzanne Daniel to accept bid from Blue Works in the amount of \$12,325.00, Geri to sign contract. Motion Carried Unanimously.
- Board Reviewed 3 bids for Pressure washing. After discussion. Liz to go back to Gorilla Kleen to request pressure clean for north side at \$4200.00, balconies only on South side \$2100.00 & Equip. rental \$1840.00 totaling \$8140.00.
- Board Reviewed door painting bids. After Discussion a motion by Art McGlade, 2nd by Griff Griffith to accept bid from A Paradise total Maintenance and Pest Control in the amount of \$165.00 per door for painting doors and \$325.00 for labor to replace door for 105, Primer, Paint & doors to be provided by association. Motion Carried Unanimously.
- Liz to take care of paperwork on new sales & rentals for background search, estoppel.
- Suzanne Daniel & Gerri Kenyon to interview new buyers
- Art McGlade & Griff Griffith to do compliance on 103 & 406.

BUILDING MAINTENANCE:

- John reported the washer on 5th floor- original bid included a seal which was not really needed so the repair was ordered rather than purchasing a new washer.
- 7th floor washer, 14 years old, not worth repairing. A commercial Speed Queen washer was purchased at Jessup's Appliance and will be delivered Tuesday April 16, 2019.
- John to prepare a spread sheet on ages of washers & dryers for each floor.
- John to schedule tree trimming before beginning of Hurricane Season.
- John reported some black streaks on carpet on 3rd floor. John to get bids for cleaning walkway carpets, Liz to check with Gorilla Kleen to see if they clean carpets.
- Ken reported he has pressure washed the front of the building where he could reach.

PUBLIC COMMENT:

- President Andy Buschbom deferred Connors vase request to Casey's Lobby Committee.

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

ADJOURNMENT 4:16pm.

