

# THE RIVERVIEW ASSOCIATION, INC

## BOARD MEETING #8 MINUTES

### MULTI PURPOSE ROOM

September 13, 2019 AT 1:30 PM

**Attendees:** President, Andy Buschbom  
Vice President, Brian Casey (phone)  
Secretary: Liz Andricks  
Treasurer: Geri Kenyon  
Directors: Arthur McGlade, Suzanne Daniel

**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 5 board members present and 1 on phone, Andy called the meeting to order at 1:30pm.

**Approval of Minutes:** Motion by Suzanne Daniel, 2<sup>nd</sup> by Andy Buschbom to approve Board meeting minutes #7 May 31, 2019, Motion Carried unanimously.

#### **Financial Report:**

- Liz presented August Income & Expense, Balance sheet and check record. There was also a copy of June and July 2019 Income & Expense, Balance Sheet and check record available to review.
- 4<sup>th</sup> Quarter Statements will be going out late next week.
- Water Bill has come in and it is still a little high, a report of usage and rates for the year was provided.

#### **Committee Reports:**

- Margy Carraway reported on the Butterfly Garden. She has had a lot of nice compliments on the garden. The garden is being watered by a low-pressure system 10 minutes per day. She said several people have approached her on Doing the sides.
- Art is having a sensor placed on the sprinkler system so it will not come on when we get 1/2" of rain. We will have the maintenance coordinator read water meter on a weekly basis and report to the board.
- Liz suggested Hose Bibb locks for all exterior spigots to stop unauthorized use. Home Depot has the hose bib locks available for \$14.25 per lock with excellent reviews. Art recommends that we make sure all locks are keyed the same.

#### **Old Business:**

- Liz presented the Manson Roof proposal \$3974.00 and reported the response from Steve Daniels the inspector, the roof should be maintained by a roofing company, should there be any problems they are there to repair and the roof needs to be cleaned a special way to avoid damaging the integrity of the roof membrane. Liz reminded the board that historically the board has had Manson do the annual inspection and repairs. The board has tabled the proposal until we can call the manufacturer to find out what is required to maintain warranty, and must the maintenance be done by Licensed Contractor. I will also see if they can give a list of authorized FiberTite contractors.

- 7<sup>th</sup> Floor Washer- Suzanne has figured out why the washer was not always working properly. There is a sensor on the door that when in wash cycle would vibrate up and turn off machine. The repair technician has been cancelled for now.
- 2<sup>nd</sup> Floor Washer- Appliance man was sent out to investigate washer leak, upon arrival no water was on floor and technician ran through several cycles and could not make washer leak. Washer is only 4 years old.
- Liz emailed Mr. Hoonhout / Barnes Walker for an update on letter sent to recover money the association spent on water heater damage from unit 403. (No reply yet).
- Liz read Griff's report on Maintenance done over the past few months. It was reported that a car hauler hit the private drive sig &, cracked a palm tree. City of Bradenton removed tree but does not replace. Griff to get police report, call car hauler company to get tree, sign and base replaced.

**New Business:**

- 2020 Budget Meeting: Art to form committee next week and budget to be presented to BOD November 11,2019.
- 2020 Annual Meeting set for January 18, 2020, Liz to prepare & mail packets.
- 2019 Q&A sheet was presented to BOD for review. Liz to email versions to Brian & Eugene to be approved next board meeting.
- Art has started preliminary review of spectrum contract.  
The current agreement is only for cable.  
Terms: Commencing 4/1/15 with a term of 5 years to be automatically renewed for 1 successive 1-year terms unless customer or BHN provides a non-renewal notice 90 days prior to expiration date to renegotiate the contract and possibly add services we will need to give BHN notice in writing no later than January 1,2020. Art is exploring other possibilities to present to the board as well.
- A request was made by a unit owner for an exemption to the rule of carpeting in the units. It is the opinion of the Board that we do not have power to grant an exemption. Andy will advise the owner.

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

**ADJOURNMENT** 3:15pm