

THE RIVERVIEW ASSOCIATION, INC.
BOARD MEETING # 2
MINUTES MULTI PURPOSE ROOM
February 11, 2020 1:00pm

Attendees: President, Andy Buschbom
Vice President, Brian Casey
Secretary/Treasurer, Geri Kenyon arrived 1:15pm
Directors: Arthur McGlade, Griff Griffiths, Eugene Begley, Ken Altergott
Property Manager, Liz Andricks
Members: Hart, Zajaczkowski

Proof of Notice of Meeting: Proof of Notice was posted 48 hours before the meeting and emailed, mailed and hand delivered February 7, 2020.

Quorum: Six board members present. Andy Buschbom called meeting to order 1:00pm.

Approval of Minutes: motioned by Ken, 2nd by Art to approve December 2nd and January 18, 2020 board minutes as distributed, all in favor with 6 votes **Motion Carried.**

Committee Reports:

- Andy reminded all board members we will be using Robert Rules of order. There will be no cross talking, each member will have time to speak without interruption, we will try to adhere to time allotments.
- **Landscape:** Griff & Pamela Conners are current members of landscape committee; suggest we get a few more unit owners on committee. Interested owners contact Griff or Pamela.

Any additional plantings & landscape changes should have a plan and be brought to the board for approval. Motion by Griff 2nd by Brian to adjourn landscape until next meeting so committee can work on plan. All in favor with 6 votes **Motion Carried.**

- **Parking:** Brian, Ken, Griff & Geri are parking committee:
 1. **Permits:** Committee proposes to buy & supply for all owners permit for 2 cars & 2 visitor passes, Geri would like the proposal amended that guests still need to be registered. Motioned by Eugene, 2nd by Geri for committee to come up with design for pass/permit and new idea for guest registration. With 6 Yes and 1 No **Motion Carried.**
 2. **Towing Sign:** Motion by Brian, 2nd by Griff to put up sign provided by Matt's Towing for \$25.00 On the front parking lot to deter unauthorized parking. With 6 Yes and 1 No **Motion Carried.**

3. Spot Allocation: Committee proposed to put reserved on open spots in the front with 3 spaces marked for visitor parking. After discussion and concern that this may trigger by-law changes and ADA laws a Motion by Ken, 2nd by Eugene to refer to committee. All in favor **Motion Carried.**

4. Major Event Signage: There has been a positive impact on keeping unregistered visitors and guests out of the parking lot. Committee suggests continued use of event signage. No vote required

5. Towing Rules: after discussion Motion by Ken, 2nd by Geri to go back to committee for further study. All in favor **Motion Carried.**

6. Political/City Intervention: Recently residents have not been able to find open spaces due to downtown growth & activities. Committee is not going to approach city currently as the problem seems to be sorting itself out.

7. Electric Gate: Committee thanked Art for all the hard work obtaining the bids for the electric gate. After discussion the board has decided to table discussion on a gate at this time.

8. Multiple Car Ownership: As stated in blue book under parking each unit is limited to 2 parking spaces, 1 in the covered area and 1 in uncovered area or 2 in the uncovered area if covered area not owned, additional vehicles need to park elsewhere.

9. Selling Covered Spots: The covered assigned spots in accordance with the Riverview Declaration section III(2)(b)1. Give the right to reassign by assignee to a unit owner of an apartment of the Riverview. Assigned covered spots may be rented or sold.

10. Enforcement of Vehicle/Truck Parking: Until rules are amended only passenger vehicles, minivans & sport utility vehicles with a maximum of 3 rows are allowed overnight parking, unless authorized by Board of Directors no Motorcycles, motor homes, trucks, campers, vehicles with advertising, trailers, storage pods or boats shall be parked overnight.

- **Cable Contract:** Liz Reported the Spectrum contract was signed and delivered to Spectrum December 15, 2019. Spectrum has 60 days to bill new rate. No change in service fees for owners. Letter sent to each owner informing what was included in the Riverview Contract. Owners wishing additional services or have questions are advised to contact Spectrum directly.

Financials: Financials were presented & reviewed. A Special Assessment line item was created on the Income & expense line items. There are still 15 owners due to pay special assessment by April 1, 2020.

The Contingency Fund is part of the operating side of the budget. The fund is placed in the reserve accounts as clarified by Kevin, the association attorney, is

not part of reserves but only to be comingled for the purpose of investment and may be used for association nonspecific common expense. Motion by Art, 2nd by Brian to accept financial statements as presented.
All in favor **Motion Carried.**

Building Maintenance:

- **Southeast Lobby Door:** Griff reported when the wind is strong the pressure prevents the door from closing properly and the elevator operates slower. No action required.
- **Windows:** Ken gave presentation of the 4 different style of windows currently in the building. There is nothing in the blue book on uniformity/appearance. After discussion Motion by Eugene 2nd by Art that whoever is on the board at the time as a quorum approve/disapprove any written request submitted with detailed plans that conform to the city code, building safety & aesthetic stipulations for windows & doors replacement. All in favor **Motion Carried.**
- **Hurricane Shutters:** As outlined in the Regulations under building Hurricane shutters may be installed after the board is notified in writing and approval is issued by board. Owners are required to submit detailed plans that conform to city code, building safety & aesthetic stipulation. Motion by Eugene, 2nd by Art to allow whoever is on the board at the time as a quorum approve/disapprove any written request for Hurricane Shutters. Vote 5 in favor 2 opposed **Motion Carried.**

New Business:

- **Blue Book Update:**

1. **ESA Animals:** Andy reported the language in Regulations needs to be updated as all of the specific requirements to this exception to our No Pet Rule, have been found to not be enforceable.

2. **Balcony décor:** As outlined in Regulations Artwork and any other items shall not be affixed to the walls by gluing or drilling holes. Contents of any kind should not distract from the outward appearance of the building.

After discussion Andy tabled blue book updates and suggested we form a committee to work on updates for Regulations as well as language updates Prepared for the 2020 annual owner meeting.

- **CD Purchase:** Geri reported one of our CD's is coming due in May. Liz offered a solution for the balance of reserve money currently in Wells Fargo savings account. Sabal Palm Bank specializes in associations. They offer money market, lockbox, printed coupons for quarterly assessments, they also offer competitive CD rates, should there be an emergency there is no fee/penalty for cashing a CD early.

Motion by Brian, 2nd by Ken to move operating and reserve accounts to Sabal Palm bank provided they are FDIC. All in favor **Motion Carried.**

- **Reline Kitchen Stacks 3&4:** Art presented a proposal for replacing 5" cast iron with 4" PVC in Kitchen Stacks 3 & 4 at a cost of \$680.00 per unit or \$10200.00. Art says that these stacks are straight lines and therefore a plumber could run a 4" pipe through the 5" line and access through pitch pockets. The proposal included an extra \$80.00 to replace copper kitchen waste arm at time of relining.

Motion by Brian, 2nd by Art the association pay \$80.00 per unit for the replacement of copper kitchen waste arm at the time the relining was done and reimburse any owner up to \$80.00 who replaced their copper waste line. All in favor **Motion Carried**

Motion by Griff, 2nd by Ken to revisit Kitchen Stack proposal after we review budget in May to see where we can pay for the re-piping. All in favor **Motion Carried**

- **Reserve Account Funding:** Brian led a discussion on Pooling Reserves vs. Funding Reserves and that we are missing quite a few reserve items we should be funding. i.e. canopy, common area carpets, fire system, water/sewer lines etc.
Brian proposed we form a committee and table reserves account funding to March meeting.
- There will be an insurance agent speaking at our March board meeting.

Owner Comments:

- Fred Hart commented as a member of a past board he commended our board as a hardworking serious board.
- Charles questioned how guest passes would work. What if he has friends come up for an hour or so, does this mean he has to run down and put passes in the cars? Charles also mentioned the event sign. Was positioned where a package was refused because truck could not get in front lot. He suggested it be positioned back further. Charles questioned the use of reserve Contingency Fund.
- Next board meeting March 24, 2020 9:30AM.

There being no further business before the board Motion by Andy 2nd by Ken to adjourn. all in favor **Motion Carried.**

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