

THE RIVERVIEW ASSOCIATION, INC.
BOARD MEETING # 4
Zoom
June 11, 2020 9:30am

Attendees: President, Andy Buschbom
Vice President, Brian Casey
Secretary/Treasurer, Geri Kenyon
Directors: Griff Griffiths, Eugene Begley
Absent: Ken Altergott, Art McGlade
Property Manager, Liz Andricks
Members: Hart, Hershfield, Kondepudi
Renter: Meharry

Proof of Notice of Meeting: Proof of Notice was posted 48 hours before the meeting and emailed and hand delivered June 9, 2020.

Quorum: Five board members present. Andy Buschbom called meeting to order 9:30am.

Approval of Minutes: motioned by Griff, 2nd by Brian to approve May 8, 2020 board minutes as distributed, all in favor with 5 votes **Motion Carried.**

Board Member Resignation/Appointment: Andy thanked Art McGlade for his service on the board. Motion by Griff, 2nd by Eugene to accept Art McGlade's resignation. Dilip Kondepudi has agreed to serve on the board for the remainder of Art McGlade's term. Motion by Brian, 2nd by Eugene to approve Dilip Kondepudi to serve on the Riverview Board. **Motion Carried.**

Financials: Liz reported May financials were completed late June 10 and were distributed to board members earlier this morning. All maintenance and reserve fees have been collected, there is one owner researching final payment on special assessment which was sent but not received.

Valley CD is maturing June 13,2020. Valley recommends rolling funds into a money market account keeping the funds liquid until rates rise. Valley offers a money market paying .75%, Sabal Palm MM pays .299% with no fees.

Motion by Geri, 2nd by Brian to roll cd on maturity to Valley bank if there are no fees.

Motion Carried.

Motion by Griff, 2nd by Geri to accept financial report as presented. **Motion Carried.**

Committee Reports:

- **Parking:** Brian reported the parking program is up and running decals have been distributed. There are a number of legal questions that were addressed with the association attorney.

1. The board has implemented a parking policy and will have association attorney review.

2. The board cannot restrict an owner the right to give or rent their covered parking space until the governing documents are changed by a 75% vote.

3. Public parking in front can be used by anyone on a 1st come 1st serve basis. We need to get control of front parking lot, but changes require a 75% vote.

4. If the board or committee gave approval for a vehicle we cannot change now.

Based on information from Attorney Kevin Edwards, Geri pointed out that the action the board took last meeting was in violation of our documents & CC&R's and would motion to rescind that motion.

The board can make rules & implement the parking system but cannot enforce until such time as the owners approve the rule change.

Motion by Geri, 2nd by Andy to rescind the action of allowing more than 2 vehicles as approved of on previous minutes. **Yes** Griff, Brian, Dilip, Geri, Andy-- **No** Eugene. **Motion Carried.**

- **Blue Works:** Liz reported Income for Special Assessment is \$42,985.00, Expenses to date are \$11,442.08, Blue works has presented an invoice with a balance of \$34,313.50. After review of the invoice – comparing to the original proposal there are several discrepancies noted. I have requested an adjustment and am waiting on a final revision of the invoice. Geri gave a big THANK YOU to Art & Griff for overseeing this project. Griff reported a few mishaps in the project. The main one is the damage to unit 102. Owner is working through his insurance company for the repairs and expects the association to only pay the deductible. It is unlikely there will be any money left over from special assessment. If there is any leftover funds the bylaws allow for funds to stay in operating account.
- **Reline Kitchen Stacks 3&4:** Art presented at February board meeting 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 plus \$80.00 per unit to replace copper kitchen waste arm if needed. Andy asked Liz to verify that these quotes are still in effect with Griggs and what their scheduling looks like for late summer (August/ September). This will be discussed at next board meeting after we have closed everything with Blue Works.

Building Maintenance:

- **Buzz System:** Liz reported the new buzz system is on order. The new system is coming from California and at the time when ordered California was still on a shut down. The new system will hold up to 100 long distance number and is programmed through a computer.

New Business:

- **Exterior Décor:** There has been much conversation on the new color of the benches and accents. This color was not approved by the board. In the last

board meeting it was voted and approved to keep 103 door white. This is against the association rules for entrance door colors and the front door should be painted the same color as all other doors.

Motion by Geri, 2nd by Eugene to form a committee to review colors and make recommendations to the board on paint color for the benches and accents, front door colors. **Motion Carried.**

- **Review Attorney Advise:** Brian summarized the attorney recommendations on parking and other issues. After discussion the board has decided to take a few months to decide on what changes to the rules and declaration we need to recommend and go to the attorney with a list of changes to be drafted for a vote at the annual meeting.

Owner Comments:

- Fred Hart commented that in the past the board focused on bylaw changes. However, Q& A and Rule changes not the core documents. Fred was also happy to see Zoom Meeting
Fred also asked in terms of communication anything posted in lobby be also emailed to all owners.
- Pat Meharry tenant in 801 asked about phone number programming & Hurricane preparation- Liz to program local number Friday. Liz to send to all residents Hurricane information sheet. Suzanne Daniels will put a notice up and hold a meeting in the next few weeks for Hurricane Preparedness.
- John Secondo questioned parking his personal van in the lot for last 3 years. Would like something in writing that his van is legal. Brian again said that the van was approved by previous board/committee and is legal until the owners change the parking rules. The board cannot restrict the parking of 3 vehicles, where the 3rd vehicle being parked is between Secondo & Hershfield.
- Jill Hershfield stated incredibly happy to see the zoom meeting, sorry more owners didn't attend. Jill mentioned the hurricane procedures in place and suggested that board members subscribe to the city of Bradenton for local updates. Jill wanted to know what unit caused damage. Eugene said it didn't really matter he filed through insurance just as if it was a water heater. Eugene suggested we try and require owners to have homeowner insurance, but it did not pass before.

There being no further business before the board Motion by Griff 2nd by Geri to adjourn. all in favor **Motion Carried. Meeting closed at 10:51am.**