

THE RIVERVIEW ASSOCIATION, INC.
BOARD MEETING # 5
Zoom
July 17, 2020 9:30am

Attendees: President, Andy Buschbom
Vice President, Brian Casey
Secretary/Treasurer, Geri Kenyon
Directors: Eugene Begley, Dilip Kondepudi, Griff Griffiths (Joined 9:51)
Absent: Ken Altergott
Property Manager, Liz Andricks
Members: Hart, McSweeney, Zajaczkowski, Renter- Meharry

Proof of Notice of Meeting: Proof of Notice was posted 48 hours before the meeting and emailed July 14, 2020.

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

Approval of Minutes: motioned by Eugene, 2nd by Andy to approve June 11, 2020 board minutes as distributed, all in favor with 5 votes **Motion Carried.**

Financials: Liz reported June financials were completed July 10 and were distributed to board members. All maintenance and reserve fees have been collected; All Special Assessments have now been paid. Valley CD was rolled into Valley Bank Money Market June 15, 2020. The money market statement arrived in July and will be accounted for in July financials.

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

Committee Reports:

- **Blue Works:** The final invoice has now been adjusted and paid in the amount of \$31983.50. This leaves us under budget by \$3046.52. We are still waiting on final bill from 102.

Building Maintenance:

- **Balcony Drains:** Balcony floors that have tile may have closed off or reduced the opening of the balcony drain. After discussion Andy suggests any owners with clogged or blocked drains if they would like to contact a contractor at owner expense open or clear drain line with Griff's supervision. Griff said there are times when wind driven rain blows against patio doors but has nothing to do with the patio draining. Liz to send out email to notify owners that balcony drain is owner responsibility.
- **Walkway Drainage:** Geri reported the back walk on west side is nasty. Someone spilled and did not clean up at south end near driveway. Griff reported the association pressure washer is not working but he and Bob are trying to get it fixed. Griff has other pressing issues with irrigation leaks. Andy called on

Charles Zajackowski who said when it was first looked at Griff & Art did a lot of work to plumb out to street. We may need to look at pumps and calculate what the out flow is during a storm. Charles and Andy will study and report to the board. Brian asked about regrading grass outside. It was reported the building has sunk and the doors are 5 to 6 inches lower and regrading would not help.

- **Security Camera Proposals:** Liz & Griff met with 2 companies for proposals on cameras for both the building and parking areas. CSU the company who is doing the buzz box quoted: Main entry, front lot & 2 rear entry doors \$8540.00, for the carport area \$5545.00 plus tax and labor at \$85.00 per hour on both. The second vendor JC Martinez has not yet sent quote. After discussion it has been decided to hold off for second quote and put on for a future project which will need to be budgeted.
- **Smoke infiltration:** Geri has spoken with Robert Cave of QDG Engineering who was suggested to Andy after calling several companies. QDG will review building plans and develop a summary of the building construction contributing to the movement of smoke within the structure. Geri has spoken with the unit owner who the smoke is coming from their unit. Geri is running fans & air purifier in her unit, but she still cannot use her bedroom or bathroom. Brian commented that he has also noticed smoke problems on occasion in certain conditions. Brian asked if there is a fan system in the bath vent that could draw out the smoke. Eugene asked if the owner would run an air purifier if provided one. After discussion Motion by Geri 2nd by Dilip to hire Mr. Cave of QDG Engineering to evaluate the building and source of leak(smoke) affecting unit on the same floor and several floors below. All in favor **Motion Carried.**
- **Mailboxes:** Liz reported that there is a potential buyer for unit 704/705 but they wanted to make sure a mailbox will be available for both units. Liz has spoken with the mail carrier who suggested we speak with the regular carrier he may have a solution. Liz will also contact the mailbox company to see what options are available.
- **Building Color:** Brian asked about a tabled issue of the building color. The previous vote was tied. Brian would like to vote to change color to original color. Andy referred Geri to form building committee to make recommendation to board. Liz to send out notice to owners looking for volunteers for committee.

New Business:

- **Kitchen Stacks 3&4:** Liz, Griff, Bob & Griggs plumbing went into all the units for kitchen stacks 3 & 4. We have notes of where we will need to cut drywall. While inspecting Griggs told us that they will be replacing the 5" Cast Iron rather than sleeving as was suggested by Art. This will also require additional holes in ceilings and possibly cabinets. Liz forwarded the videos from stacks 3 & 4 prepared by Blue Works and is waiting on an updated proposal from Blue Works for relining.

Liz to forward the CCTV to Art for opinion on lining vs replacement. To be tabled until next meeting. The board would like to move forward by end of August beginning of September.

- **Change Voting Requirements:** Brian explained the opinion of the lawyer was that it is within the board power to change voting requirements in advance of the Annual Owner Meeting. This would require a special meeting. Currently the bylaws require a 75% majority vote and if no vote is submitted it is counted as a NO vote. Brian proposes a % change to change bylaws & rules of 60% and an absent vote does not count as a No. Griff is against % Change. Bring one item at a time for vote. After discussion Andy suggested Brian form a committee for rules & bylaw changes. Dilip & Geri have volunteered to be on committee. Would like to have a committee of 4 or 5. Liz to send out request for additional volunteers to be on committee.
- **Board Action/responsibilities COVID:** Andy reported about a month ago a resident and one guest tested positive for COVID which created a stir. Andy had Brian reach out to the association attorney for guidance. The board was made aware about 2 weeks ago of the positive case. The board posted signs immediately to remind residents, vendors & guests to use face masks in common areas, limit vendors to essential workers, limit visitors, use hand sanitizer & practice CDC Guidelines. Eugene suggested only if the board is notified in some concrete fashion preferably in writing other than gossip the board will then act. Dilip did some research online. This is a big problem with associations. Florida is in a state of emergency so there is more latitude for boards to act. Examples are: 1. Restrict access to facilities, 2. not allow new renters to make sure owners/residents are safe. The board has taken the immediate action they needed to no further action required at this time.

Owner Comments:

Charles Zajaczkowski commented on COVID unless you have strict written permission from resident you cannot pass on information it is a violation of HIPPA rules.

Fred Hart: Appreciative of all the board efforts.

Susan McSweeney: This was her first visit to a board meeting as new owner of #205. Wanted to get a handle on what is going on. May volunteer for committee some time down the road.

There being no further business before the board Motion by Griff 2nd by Eugene to adjourn. all in favor **Motion Carried. Meeting closed at 11:05am.**