

THE RIVERVIEW ASSOCIATION INC.

ANNUAL MEMBERSHIP MEETING MINUTES

January 29, 2022

ELECTION OF CHAIRMAN OF THE MEETING: The meeting was called to order by Lisa Kelley, via Zoom and in person in the multipurpose room, 1400 1st Avenue, Bradenton, FL at 10:01 a.m. and Ken Altergott was elected as Chairman of the meeting.

CALL OF THE ROLL AND CERTIFYING OF THE PROXIES: There were thirty-one (31) members present in person, via Zoom, and proxy. Also in attendance were Heather Hamilton and Caitlin King of Pinnacle Community Association Management.

PROOF OF NOTICE OF THE MEETING OR WAIVER OF NOTICE: The meeting notice was mailed and posted in accordance with Florida Statutes and the Proof of notice is on file with the Association records.

READING AND DISPOSAL OF ANY UNAPPROVED MINUTES: A *motion* was made and seconded to approve the minutes of January 16, 2021.

REPORTS OF OFFICERS:

Charles Zajackowski reported the Association was over budget for 2021 by \$6,800.00 due to maintenance items. He also advised that the 2022 budget would be an increase of 4.8% over 2021 due to overall increases however specifically insurance and utilities. Charles informed those in attendance that the reserves would be fully funded for 2022 according to the reserve schedule.

REPORTS OF COMMITTEES:

Charles Zajackowski and Susan McSweeney stepped up to cover maintenance items when Griff Griffiths no longer provided this service for the Association. Charles reported that several projects had been completed in 2021, including pipe relining, new carpets, and the removal and painting of all of the laundry room doors. Charles anticipates completing the repainting of the door frames and elevator doors to complete this project. Planned in 2022 include projects related to irrigation, landscaping, and the replacement of all sewer pipes. Charles then reminded everyone to complete and submit a work order, which can be found on each floor, for any building concerns.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Vote on reducing reserves: The reserves are fully funded therefore the results of this vote are not valid.

Vote on proposed amendment to the Declaration of Condominium: The Board of Directors have rescinded this vote for further discussion and review. The vote will be presented at a later date.

Owner questions:

An Owner advised of late-night pounding on the walls, perhaps moving furniture. Another Owner confessed he was working in his unit recently and has since completed the work.

An Owner inquired how long it would take to modernize the elevator. Charles Zajackowski advised it would be several (6-8) weeks.

An Owner inquired when the palm trees would be trimmed. The Owner was informed that this was done 2x per year previously and this schedule would be reinstated for 2022.

Board member Ken Altergott reminded those in attendance of the following:

- Please do not prop building doors open
- Please do not hold the elevator door for extended periods
- If you are selling your unit, please remember to notify the Board of Directors
- Please do not back into any parking space
- Contractors are prohibited from using the front doors and it is the responsibility of the Owner to notify their contractors
- Contractors are prohibited from using the trash shoot for construction debris, it must be walked to the appropriate area
- No plastic bags are to be utilized to dispose of trash in the trash shoot as the bag is not sturdy
- Please breakdown cardboard boxes prior to disposal

ADJOURNMENT: There being no further business, the meeting was adjourned at 10:38 a.m.

Submitted by,
Heather Hamilton