

THE RIVERVIEW ASSOCIATION, INC.
BOARD MEETING #2
MINUTES MULTI PURPOSE ROOM
January 26, 2021 9:30AM

Andy Buschbom called meeting to order 9:30am.

Attendees: President, Andy Buschbom
Vice President, Lisa Kelley
Secretary, Geri Kenyon (arrived after roll call)
Treasurer, Charles Zajackowski
Directors: Griff Griffiths, Ken Altergott, Susan McSweeney
Property Manager, Liz Andricks
Member; Fred Hart, Nick Garbowski

Proof of Notice of Meeting: Proof of Notice was posted, mailed, emailed and hand delivered notice January 23,2021.

Approval of Previous Minutes: Motion by Griff, 2nd by Charles to approve the minutes of December 29, 2020 and January 16, 2021 as distributed. **Motion Carried All in Favor**

Financial Report: December 31, 2020 financials that were read at the Annual Meeting.
Board Approved Financials Unanimously.

Old Business:

Elevator Maintenance: Liz reported that 2 of the 3 engineering firms put quotes in to do full reserve studies will not recommend single item assessments FPAT \$2700.00, Staebler \$4750.00, we are still waiting on Consult Engineering and Atis for inspection/opinion of elevator.

Motion by Lisa 2nd by Ken to have Susan get a quote from right way for maintenance proposal, Liz to get quotes from Consult and Atis for evaluation of elevator only, maintenance proposal from Otis and continue discussion at next meeting.

Building Maintenance

Bob has one more floor to repair the windows next to the front doors that are rusting.

Light out on the front NW corner of building- Bob discovered an electric wire was cut. He is going to repair and bury the line so it doesn't happen again.

Trees have all been trimmed, Geri reported she has hired a contractor to remove 10 or 11 stumps on the patio.

Sump pump works- but Bob will be straightening the pipe to the street.

Mailboxes are installed just need the post office to put their master key in. Liz will Contact post office to get the lock installed.

New Business:

Reserve Study: 2 quotes have already been presented under elevator Maintenance. After discussion it was decided not to spend money on reserve study, the budget committee did a thorough job on all items and the only concern is the elevator.

Rental Information: Ken called Lawyer but did not receive a call back nothing to report.

Communications: Question about how communications are handled with owner questions and comments. Suggest owners write down comments and put in the box. Lisa will reply to owners who have written to the board. Motion by Lisa, 2nd by Ken for Lisa to address comments & complaints in writing and post on the board generic comments. **Motion Carried**

Charles received the letter of engagement from Jonathan Crick the accountant to prepare the compilation report and 1120 tax return for the association. Board approved to sign & return. Liz will get everything to the accountant as soon as all the interest statements are received.

Liz received the renewal for the Florida Community Association Journal. The cost is \$70.00 for 7 copies which is budgeted. Liz will update the names and addresses and submit.

Owner Comments:

Fred Hart: Appreciates the time and effort the board is putting in to the

Nick: Question regarding the budget 2021 pertaining to the common area maintenance of 31,000.00 and Landscape and maintenance supplies. Charles explained that the 2021 budget reflects several accounts were consolidated into the common area maintenance. Also, the common area maintenance includes relining of the kitchen stacks 3 &4. Landscaping includes repairing broken concrete at the end of the sidewalk.

Andy asked about the contingency fund into the reserves. Charles has a schedule of the accounts and the result is going to be pooled by the end of this year we should be underfunded by \$800.00.

Ken questioned the temporary parking of trucks since there was no vote at annual meeting, he thought trucks would not be allowed to park. It was explained that at the December 29th board meeting since the board did not like some of the wording on the proposed amendment, it was tabled until later in the year or 2022 annual meeting. The board also voted to use the vehicle criteria outlined in the amendment to provide a temporary waiver for 2021 until the parking vote.

There being no further business before the board Motion by Ken, 2nd by Griff to adjourn 10:17am. all in favor **Motion Carried.**

