

THE RIVERVIEW ASSOCIATION, INC.
BOARD MEETING #3
MINUTES MULTI PURPOSE ROOM
March 8, 2021 4:00pm

Andy Buschbom called meeting to order 4:06pm.

Attendees: President, Andy Buschbom
Vice President, Lisa Kelley
Secretary, Geri Kenyon
Treasurer, Charles Zajaczkowski
Directors: Griff Griffiths, Ken Altergott, Susan McSweeney
Property Manager, Liz Andricks
Member: Nick Garbowski, Eugene Begley

Proof of Notice of Meeting: Proof of Notice was posted, mailed, emailed and hand delivered notice March 5, 2021.

Approval of Previous Minutes: Motion by Charles, 2nd by Griff to approve the minutes of January 26, 2021 as distributed. **Motion Carried All in Favor**

Financial Report: January 31, 2020 financials were distributed for board meeting. There was \$2,000.00 in legal fees in January that was a carry over from December 2020. There should be no issues as we progress through the year. The CD is maturing middle of May. Interest is increasing Charles will be monitoring and he will present options closer to the maturity before we decide if we want to do Money Market or reinvest in another CD. Motion by Griff, 2nd by Susan to accept the financials as presented.

Board Approved Financials Unanimously.

Old Business:

Elevator Report: Susan met with Otis and Right Way regarding preventative maintenance contracts. Both say well maintained and no water intrusion has given us longevity and no major maintenance issues.

- Right Way presented a yearly maintenance contract at \$325.00 per month with 1 visit per month. Additional \$50.00 will cover overtime costs Right Way is not union.
- Otis is willing to do 5-year maintenance contract with option to extend 5 years with no specific visits, visits are based on algorithms and usage. After negotiations they revised their contract to 6 preventive maintenance visits per year. Annual cost is \$6339.96, and each year with a 3% increase next year for labor costs. Otis is union.

The committee of Susan, Ken and Griff recommend staying with Otis for continuity. They installed the elevator, have access to parts, and have been doing maintenance for many years having the experience and knowledge of the elevator.

Charles said we should go with Right Way to save \$2500.00 per year. On a year-to-year contract with Right Way we will save considerably more. Griff wants to stay with Otis and union workers. Ken says Otis will have the parts.

Motion by Ken, 2nd by Lisa to sign the revised contract with Otis with 6 preventative visits per year. Susan to send revised contract to Andy for signature.

Yes: Griff, Susan, Ken, Lisa, Andy, Geri. No: Charles. **Motion Passes 6 to 1**

Building Maintenance

Accent Painting on pillars & benches. Geri passed on to the board the comments from 4 owners who oppose the color and want the accent colors repainted to the last color which blends with the pavers a blush shade. Ken said 21 owners currently in residence since 1st of December. 8 owners not presently in the building. Out of 21- 14 were asked. 1 said they did not like the color, 13 said they liked the color. Griff said originally the awning was a peach color and accents were painted to match. The awning was changed to the red color, so the accents were painted to match.

Motion by Ken, 2nd by Charles to leave the paint color as is.

Yes: Lisa, Geri, Griff, Ken, Susan, Charles, Andy **Motion Carried All in Favor**

New Busines:

Reserve Threshold: Charles explained it was a suggestion by Liz to set a minimum reserve dollar amount to not go below. Charles opinion if we keep monitoring our reserve funds and funding as we have been there is no need to have a threshold. The board agrees we are doing a good job with accounting for our reserve funds and we do not need to restrict ourselves.

Rent Restrictions: Ken read opinion from association attorney about imposing a rent restriction on new owner to not be allowed to rent for the first 3 years of ownership. If we decide to enforce rent restrictions on new owners, it will have to go for a vote to the owners and pass by 75%. Current owners would be grandfathered and allowed to rent their unit. Charles commented we still would have to a 75% majority to approve. Lisa comment that it may be directed to her there are pros and cons. Pros units get renovated, values increase, board does a good job of screening and orientation. Cons less viable from a lending standpoint, Insurance costs. Lisa would like us to look at pros and cons.

Ken There are too many rentals, some loans not available to new buyers. Currently there are 12 rentals in building with a possibility of more rentals. Ken wants to know what additional information the board wants. Lisa will work with Ken on the pros and cons and how it affects the building overall. The board agrees they want to see more information before deciding.

Nick wanted Lisa to hear his comments. Lisa will listen to the recording and address Nicks comments.

Charles was analyzing the reserve calculations to give to Liz and Kat for the \$'s. He pushed out the elevator for 10 years which gives us \$5,000.0 of unallocated reserve money. Would like to know what project the board would like to start. Ken said he thinks parking is good no potholes or tripping hazards or patching needed. Griff said there are patches needed. Charles said he would prefer to put money into re doing the parking lot rather than patching or repaired. Charles said the money does not have to be allocated right now. Charles says we can put comments out and listen to owner comments. Liz to ask Lisa to look for comments from owners on the parking lot when she does her monthly report.

Owner Comments:

Nick: With rental properties he would not be an owner with the rule you are looking at. He was 52 when he purchased so he could not live there. To limit may liquidate a market that intent to live in the building once they retire. Between Lisa and himself they have 4 rental properties who are committed active owners who attend meetings and serving as a board member. He agrees there is a concern because investors have a voting right and there is concern. Positives and Negative and needs more conversation.

Big issue regarding the elevator vote. Does the board realize they made a \$91,000.00 vote. Comparing apples to apples Otis if we got 12 visits per year \$13000.00 per year for 10 years is \$130,000.00 in 10 years, we would be paying \$39,000.00 to Right Way. He would like to reconsider whether we want to make the decision to go this Otis. The contract can be terminated with 90 days prior to end of the 5-year contract.

After discussion Andy asked the board again does the board want to rescind the vote on the Otis contract. Charles said follow the vote, Ken and Griff agree.

Question on Special Assessment- Why are his stacks not finished yet. Special assessment that was paid last year was for all bathroom stacks. Only stacks left are 3&4 Kitchen stacks to begin May 3, 2021.

Nick has found the place for the \$5,000.00. How will we be addressing the mandate for electric vehicles and charging stations within the condominiums. Florida Law may not restrict an owner from installing a charging station. Charles has researched this the owner is responsible for the costs for a charging station approx. \$3000.00. A lot of companies are committing to electric vehicles and we do need to look at how much power is coming into the building and if we need to upgrade. Nick just wants the board to start the conversation on how we are going to address it.

Charles has reviewed the tax return, everything looks good. The fees are exactly as last year and there was an overpayment on the estimated tax payment, so we are getting \$160.00 back. Motion by Charles, 2nd by ken to accept the prepared tax return. **Motion Carried All in Favor**

There being no further business before the board Motion by Andy, 2nd by Charles to adjourn 5:10pm. all in favor **Motion Carried.**

