

**THE RIVERVIEW ASSOCIATION, INC.**  
**BOARD MEETING #6**  
**MINUTES MULTI PURPOSE ROOM**  
**June 14, 2021 9:00AM**

Andy Buschbom called meeting to order 9:00am.

**Attendees:** President, Andy Buschbom

Vice President, Lisa Kelley

Treasurer, Charles Zajackowski

Secretary, Geri Kenyon

Directors: Griff Griffiths, Ken Altergott, Susan McSweeney

Property Manager, Liz Andricks

Members: Larry Thomas, Christy McGowan, Mike VandenBark, Jill Hershfield, Pat Meharry, Dilip Kondepudi, Jone Flanders, John & Sandra Secondo

**Proof of Notice of Meeting:** Proof of Notice was posted, mailed, emailed and hand delivered notice June 11, 2021.

**Approval of Previous Minutes:** Motion by Charles, 2<sup>nd</sup> by Lisa to approve the minutes of May 3, 2021, as distributed. **Motion Carried All in Favor**

**Financial Report:** April 30, 2021 and May 31, 2021 financials were distributed for board meeting.

Charles reported that we are running YTD at about \$4000.00 unfavorable all associated with timing of paid invoices earlier than in the budget relating to the stack relining.

Motion by Charles, 2<sup>nd</sup> by Susan to accept the financials as presented.

**Board Approved Financials Unanimously.**

**Committee Reports:**

- **Property Management-**Lisa reported for the committee (Charles, Nick, Lisa & Liz) There were six companies chosen between the recommendations of the Bank and Lawyer. Interviews were conducted and proposals reviewed, and the committee narrowed their recommendation to 3. Most all the interviews could handle 24-7 emergency calls, all are able to handle timely financials, not all use the same PM software however 2 of the 3 did. The committees first recommendation was Pinnacle-at \$1000.00 per month, 2<sup>nd</sup> choice was CAM by Stacia at \$700.00 per month. Pinnacle being the preferred choice for several reasons, special project mgt, maintenance people on staff, 24-7 emergency coverage, works with software. After discussion and concerns of additional fees, dumpster/trash, a motion by Charles, 2<sup>nd</sup> by Lisa to hire pinnacle for property management pending final review of contract.

**Yes: Charles, Lisa, Andy, Geri No: Susan, Griff, Ken Motion Carries 4 Yes, 3 No.**

- **Rental Restrictions/Rules-** Susan surveyed the community to address duration of rentals currently 3 month min. 2 times a year, and restrictions on rentals for a period of time after purchase. With only 9 responses all but 2 want restrictions. Ken voted to table unless we get more responses. Larry Thomas wrote a letter requesting a vote on this issue but has agreed to rescind his request for now. Susan will continue to pursue owners for feedback.

#### **Maintenance:**

- **Wrap up Blue Works/ Block/Stucco-** Griff reported all holes have been filled now with block and cemented. Most have mortar and Bob is hoping to have it wrapped up by end of the week. Griff said the work performed by Blue Works was satisfactory. Liz reported the final invoice has not been presented but will review with Griff prior to paying.
- **Lawn Service-** Griff reported Green Thumb seems to be missing a lot, he has put in a call to Ray to talk with him about the trimming, missing spots, etc. Griff has obtained a bid from Jeffries Lawn for \$500.00 /mo. Jeffries was highly recommended and the references have been checked. Griff will be speaking with Green Thumb one more time. Motion by Lisa, 2<sup>nd</sup> by Charles to give Griff authority to switch lawn services if he cannot get any action from Green Thumb. **Motion Carried All in Favor.**

#### **New Business:**

- **Parking/#Vehicles/Amendment-** Geri reported that there are 53 decals issued to owners. Currently the parking seems to balance itself out. Several owners do not use any parking, only 3 carport owners have requested additional decal. Lisa stated there are only 51 spaces on the property. 24 Carport, 27 open spaces. There are not enough spaces for every unit to have 2 spaces. This needs to be addressed at the annual meeting with the parking amendment. A committee has been formed to work on parking amendments for annual meeting. Members of committee Ken, Charles, Geri, Lisa & John Secondo.
- **Water Sensors for a/c & Hot Water Tanks-** Andy said there has been a lot of damage in the building from hot water heaters and lately overflows from a/c units. Andy would like to require either owners or the association have shut offs installed on a/cs for overflows and water/moisture sensors on water heaters to emit an alarm. Ken suggested it needs to be able to be heard outside of the unit on the walkway. Susan has water sensors under all sinks she will test to see if they can be heard out in hallway. Andy will head a committee to look into sensors, possibly work with a/c company/plumber who could give a better price for doing all at once.
- **Renovation-** The board received a letter regarding renovations. Andy suggested this is an issue between the buyer and seller. The association cannot enforce building codes. Geri said Jone should have the opportunity to speak regarding the letter. Jone said the letter need legal action, she wants to feel safe and be assured the plumbing and electrical are up to code. She called Griggs plumbing for water in guest bath and 3 different plumbers said the work was non-standard and not to code and that they were called in to do finishing work. She checked with the City of Bradenton

and the only permit history of 704/705 was for plumbing in the master bath and window. She found that Plumbing, Electrical and structural require permit and the permit allows for inspections to hold the contractor accountable to code, if they are not the entire building will suffer. Jone says she has cross talk with electrical between kitchen and living room and wants the licensed contractor to look at the work. Ken says it is responsibility of owner. Jone would like to find out who did plumbing and electric if they are not licensed she will have to find a licensed contractor. Jone suggests we modify blue book, CCR does not dictate. Andy lost signal and called in and asked Geri to take over meeting. Lisa suggested an architectural form. Geri noted that she has pulled permits on her renovations, but she knows a lot of renovations have been done without permitting. Charles needs to review blue book for clarification. Griff suggests we develop a form with names and numbers of contractors. Thank you, Jone for bring to the board's attention.

- **Laptop-** Charles suggested we wait he is upgrading and will be setting up his pc for the association board meetings.
- **OTIS-** Griff asked if we need to act on the service repair order for lock monitoring equipment test \$699.00. Susan to check with Otis and report at next board meeting when this needs to be done.

#### **Owner Comments:**

Dilip Kondepudi mentioned water spots coming from the balcony, the drain is no going far enough away from building or clogged. Board to look at when doing the painting project. The balcony drains are on Bob's maintenance schedule. Dilip also offered to be on the parking committee.

Sandra Secondo questioned why any renovations were done without a permit. They renovated their kitchen and had to pull permits, contractors know they need to pull permits.

Christe McGowan said in the past 7 years there has been one incident where she came home from work and did not have a place to park. If you change to one space per unit where will those with a second car park?

Sandra Secondo agreed she only had one issue where the parking was full and she had nowhere to park.

Mike Vandembark asked when we are painting the building? No plans this year for painting but pressure washing will be this fall. His wife Theresa has some sprucing up ideas and would like to help with colors for paint and awning to bring the building up to date. Theresa and 3 or 4 others have expressed interest in beautification.

Andy announced there will be a board meeting the second week in August in the morning.

There being no further business before the board Motion by Griff, 2<sup>nd</sup> by Charles to adjourn 10:15PM. all in favor **Motion Carried.**