

THE RIVERVIEW ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

August 9, 2021

BOARD OF DIRECTORS MEETING MINUTES

CALL TO ORDER: The meeting was called to order by Andrew Buschbom, via Zoom and in person in the multi-purpose room, 1400 1st Avenue. W, Bradenton, FL at 9:00 a.m.

DETERMINATION OF QUORUM AND CONFIRMATION OF PROPER MEETING NOTICE: Present in person were Andrew Buschbom, Charles Zajackowski, Griff Griffiths, Lisa Kelley, Susan McSweeney, and Geri Kenyon. Ken Altergott was absent. A quorum was established with six (6) board members participating. The meeting notice was posted on the property forty-eight hours prior to the meeting date in accordance with Florida Statutes and emailed to all owners with email addresses. Heather Hamilton of Pinnacle Community Association Management was also present.

APPROVAL OF PREVIOUS MINUTES: A **MOTION** to approve the June 14, 2021, minutes as presented was made by Lisa Kelley, seconded by Griff Griffiths. ***The motion passed unanimously.***

OFFICERS REPORTS:

Financials: Charles Zajackowski reported that the Association is looking good to budget. At the end of June, the operating budget was \$63,476.00 and Reserves were \$381,837.00.

A ***motion*** was made by Griff Griffiths to approve the financial report as presented, seconded by Susan McSweeney. ***The motion passed unanimously.***

COMMITTEE REPORTS:

Building Maintenance – project updates: Griff Griffiths reported that the balconies are scheduled for cleaning starting tomorrow, August 10th and will last three days. He also noted that the switches on the elevator are failing, likely due to humidity and some have been replaced by the elevator company. He will continue to monitor the elevator for any further issues. The cleaning of the exterior carpets will be scheduled after Labor Day.

Parking lot paving: Quotes for the work were gathered last year for budgeting and now the work needs to be completed. Lisa Kelley, Committee Chair, will revisit the quotes and report back at the next Board meeting.

Beautification: Three quotes were obtained for the replacement of the exterior carpets. It was the understanding of those in attendance that the carpet currently in place was installed prior to 2004. All experts engaged agreed that cleaning the carpet would not provide the wanted results due to the age. The three quotes ranged from \$39,000 up to \$50,000. It was determined that the project would be reviewed again in spring 2022.

OLD BUSINESS: None.

NEW BUSINESS:

- Introduction of Pinnacle Community Association Management: Jason and Heather Hamilton, both Owners and CEO/President of Pinnacle were in attendance. Heather Hamilton will manage the Riverview Association. Both thanked the Board and residents for allowing them to work with the community and for the confidence to assist and support the Board moving forward.
- Rules and Regulations changes:
 - Issuing additional master keys: Discussion was held, and it was determined that the current policy would stand with only two keys being provided to each Unit.
 - Parking: Guest parking passes were printed and will be distributed in each unit mailboxes for use. Please have the pass visible for all guests, overnight and those during the day during events in Bradenton/around the building.
 - Rental Restrictions: This item was tabled for future discussion.
 - Unit Renovations: A ***motion*** to put into place an Architectural Review Form was made by Charles Zajackowski, seconded by Geri Kenyon. ***The motion passed unanimously.*** The specific form will be reviewed and approved by the Board prior to announcing to the community.
 - Unit 105 – installation of windows and doors: This item was not discussed as documentation of a variance was provided by the Unit Owner.

The Board of Directors are seeking volunteers now for Committees, including a Rules and Regulations and Budget. Please contact Heather Hamilton of Pinnacle if interested.

- Resignation of Andrew Buschbom: A ***motion*** was made by Griff Griffiths to appoint Lisa Kelley as interim President, seconded by Charles Zajackowski. ***The motion passed unanimously.*** The Board will seek another Board member to serve until the Annual Meeting in January 2022.

The next meeting is October 18th, 2021, at 9am.

OWNERS FORUM:

An Owner inquired on the COVID rules in the building. A Board member advised that at this time masks were recommended while inside. It was determined that the signage would be updated to require masks and that masks would be provided at both the back and front entrances along with hand sanitizer. Please keep in mind that the Association can require a mask however enforcement can be an issue.

ADJOURNMENT:

Meeting was adjourned at 10:16AM.