

**The Riverview Association, Inc. Board
of Directors Meeting**

*** * * NOTICE * * ***

Time: Monday, October 25, 2021, at 9:00 AM

**Place: Zoom meeting & Multi-Purpose Room
1400 1st Avenue. W., Bradenton, FL 34205**

Join Zoom Meeting

<https://us06web.zoom.us/j/89569572202?pwd=Q0pMSy9lYStCZ21DUmlGQ3JlbjRFdz09>

Meeting ID: 895 6957 2202 Passcode: 350811

*** * * AGENDA * * ***

- I. Call to Order / Roll Call
- II. Determination of Quorum
- III. Confirmation of Proper Meeting Notice
- IV. Approval of Minutes – September 3, 2021
- V. Officer Reports
 - a. Financials
- VI. Committee Reports
 - a. Building Maintenance and Projects – Charles, Susan
 - i. Present Bob’s updates and options for Coordinator
 - b. Budget – Charles, Lisa
 - i. Volunteers?
 - c. Newsletter – Geri, Lisa, Mike P
 - i. Volunteers? ii. We want to inform the Community monthly
 - d. Events
 - i. Wednesday morning monthly coffee and donut (Volunteer) social (once a month) and monthly Happy Hour
 - e. Landscaping/Beautification – Mike P to report on Landscaping and Teresa to report on carpets
 - i. Carpets - At last meeting we were going to clean carpets. The cost is \$3000. Committee has asked to replace carpets and moving ahead with installation this fall as opposed to 2022 and not clean. Teresa will report on final bids and color samples to vote on. Do we need carpet covered when renovations are being made (Mike P)? Charles to report on where this cost is applied in Financials
 - ii. Landscaping - Report on whether we should move to a new vendor, costs associated with that and any additional changes to Landscaping and the

costs associated with it. Charles to report on where this cost is applied in Financials

- f. Rules and Regulations – Lisa
 - i. Approval for budget to restate documents
 - ii. Homeowners Insurance - Does the community want to require it for owners to carry
 - iii. Parking - rules state 2 spaces per owner which we do not have
 - iv. Rental Restrictions - Arbnb, restricting new owners from leasing (1-3 yr), etc. In June Board Meeting Susan had 9 owners' responses all but 2 wanted restrictions
 - v. Unit Renovations - require Architectural Form and Compliance Check
 - vi. Master Keys - 2 keys per unit
 - vii. Smoking
- VII. Old Business
 - a. 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.
 - b. Dilip Kondepudi mentioned water spots coming from the balcony, the drain is not 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.
- VIII. New Business
 - i. Letter from Owner – canopy on rear of building
- IX. The next meeting X. Owners Forum Adjournment.

Owners are also invited to ask questions or express their concerns during the Owners Forum portion of the meeting. If necessary, owners may be asked to limit their comments to **three minutes**. **Robert's Rules of Order shall govern the conduct of the meeting.**

To: The BOD of RiverView Condos.

This is a request for an awning type cover across the area where you enter the laundry room. - one of "good size" would be preferable - perhaps one across the entire opening.

When it rains - you & your laundry get wet.

Please consider this request.

Thanks,

D. A.