

**THE RIVERVIEW ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**November 29, 2021**

**BOARD OF DIRECTORS MEETING MINUTES**

**CALL TO ORDER:** The meeting was called to order by Lisa Kelley, via Zoom and in person in the multi-purpose room, 1400 1<sup>st</sup> Avenue. W, Bradenton, FL at 9:00 a.m.

**DETERMINATION OF QUORUM AND CONFIRMATION OF PROPER MEETING NOTICE:** Present in person were Griff Griffiths, Lisa Kelley, Ken Altergott, Susan McSweeney, Michael Palladino, and Geri Kenyon. Present via Zoom was Charles Zajackowski. A quorum was established with seven (7) 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 October 25, 2021, minutes as presented was made by Griff Griffiths, seconded by Geri Kenyon. *The motion passed unanimously.*

**OFFICERS REPORTS:**

Financials: Charles Zajackowski that the October financials are slightly unfavorable due to unanticipated maintenance expenses. Charles also advised that \$39,000 has been moved out of reserves to the operating account to pay for the new carpet installation.

A *motion* was made by Charles Zajackowski to approve the financials as presented for October 2021, seconded by Ken Altergott. *The motion passed unanimously.*

**COMMITTEE REPORTS:**

- Building Maintenance and Projects: Charles Zajackowski and Susan McSweeney advised of recent lateral pipe concerns and breaks. A quote has been requested from Premier Plumbing for the replacement of all original lateral pipes, including those to toilets and sinks. Operating money will be utilized for this project. Charles has obtained a quote to sandblast and repaint the utility/laundry room doors in the amount of \$1,700.00. As the color could not be determined a color match will be attempted and the project should commence in first quarter 2022. In addition, new door handles will be purchased and installed by the maintenance man, Bob Clouser. Two more projects were also identified and are the concrete walkway. Ken Altergott will get a bid to replace the section that is depressed as well as the part that meets the asphalt. The second project will be handled by volunteers (Ken Altergott and Lisa Kelley) as they will be painting the walls on the sides of the building first quarter of 2022.

If you see something in need of repair or if something is a hazard, please note that maintenance slips are provided by the elevator doors on each floor and the NABR website also has a dynamic form to submit maintenance requests. In addition, you can always contact the Pinnacle office at 941-444-7090.

- Budget Committee: The proposed 2022 Budget will be discussed under New Business below.
- Newsletter Committee: A newsletter will be produced for end of the year information, "what the Board has done in 2021", and will be emailed and provided to each member in hard copy as well. Also included will be a reminder that nothing should be attached to the balcony as the

Association is responsible for the ‘envelope’ of the building and any hole or other intrusion could allow water/weather intrusion. The remaining reminder will be to ensure that your toilets are covered with something heavy and sealed to prevent rodents if water is not in the pipes due to your departure for an extended period.

- Events: Upcoming events include the Holiday party on December 22<sup>nd</sup> at 6:30pm.
- Landscaping/Beautification: Michael Palladino reported that the front of the building is just about complete. Further work will include the installation of stone around the building early next year and additional foliage which will be purchased and planted by the Committee in spring. Michael has been requested to obtain a bid for the annual palm tree trimming and the addition of another visit to remove the seed pods.
- Rules and Regulations: Ken Altergott stated that the Bylaws were re-written in 1985. Lisa Kelley advised that changes to be discussed include the need to extend truck parking for 2022 or hold a vote at the annual meeting, and rental restrictions, hold a vote or wait until a committee revisits the rules and regulations/Bylaws.

#### **OLD BUSINESS:**

- Lisa price out canopy for 1<sup>st</sup> floor laundry room: The Board has determined that the canopy will not be pursued at this time.
- Charles deflectors for sliding glass doors: Ken Altergott advised that the reflectors are damaged or knocked off during the building painting project therefore they will be put on hold.
- Susan pest control Unit 404: The pest control company has addressed the inside of the unit(s) involved and now they will be seeking assistance from the same company regarding reports of rodent activity in the carports.

#### **NEW BUSINESS:**

- Review and discussion of the 2022 Proposed budget:

A ***motion*** was made by Michael Palladino to approve the 2022 proposed operating and reserve budget, seconded by Lisa Kelly. ***The motion passed unanimously.***

In addition, the following was discussed:

- The agreement of the Board of Directors to pro-actively handle the plumbing concerns under the operating budget of \$15,000.
- In the first quarter of 2022 bids will be obtained for the parking lot re-paving to include modifications to the front lot (\$62,000 reserves).
- \$10,000 will be allocated in 2022 for the review and update of the Governing Documents by the Association’s legal representative.
- Three positions will be open as of the 2022 Annual Meeting, that of Michael Palladino, Griff Griffiths, and Susan McSweeney. Candidate forms will be included in the First Notice of the Annual Meeting that will be mailed and emailed on November 30<sup>th</sup>, 2021.

**The next meeting is December 13, 2021, at 9am.**

#### **OWNERS FORUM:**

An Owner requested that new tenants/owners be announced at Board meetings.

An Owner requested that the maintenance request process be sent out to the community as a reminder.

An Owner requested a short re-orientation with a quick reference list for the Annual Meeting.

**ADJOURNMENT:**

Meeting was adjourned at 10:50 a.m.