

THE RIVERVIEW ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
December 6, 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 1st Avenue. W, Bradenton, FL at 1:03 p.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 November 29, 2021, minutes as presented was made by Susan McSweeney, seconded by Ken Altergott. *The motion passed unanimously.*

OFFICERS REPORTS:

Financials: Charles Zajackowski advised that the November financials were not available yet and therefore no report was prepared.

COMMITTEE REPORTS:

- Building Maintenance and Projects: Charles Zajackowski and Susan McSweeney advised that the laundry room doors would be removed later this week for sanding and repainting and will be reinstalled with new hardware.
- Newsletter Committee: The final newsletter of 2021 will be issued in the next few days.
- Events: Upcoming events include the Holiday party on December 22nd at 6:30pm and the coffee hour will be moved to December 15th due to the holidays.
- Landscaping/Beautification: No report.
- Rules and Regulations: Rules and Regulations items are discussed under New Business below.

OLD BUSINESS: None.

NEW BUSINESS:

- Elevator – Maintenance/Modernization: A *motion* was made by Lisa Kelley to contact the Association Attorney regarding the early termination of the maintenance contract with Otis Elevator as they are not upholding their written obligations, seconded by Michael Palladino. *The motion passed unanimously.*
- Rentals – Decide whether to put vote forward to Community at the Annual Meeting: A *motion* was made by Ken Altergott to have the membership vote at the 2022 Annual Meeting to prohibit new unit buyers from renting the unit for a period of three (3) years from the date of purchase, seconded by Michael Palladino. *The motion passed unanimously.*
 - Trucks – Decide whether to put vote to Community at the Annual Meeting or extend temporary variance to allow through 2023: A *motion* was made by Ken Altergott to have the membership vote at the 2022 Annual Meeting to allow trucks ½ ton or smaller, including passenger vans, seconded by Lisa Kelley. *The motion passed unanimously.*

The next meeting is Annual Meeting on January 29th, 2022.

OWNERS FORUM:

An Owner requested research into his account as a payment had been made but not posted. Heather Hamilton of Pinnacle will investigate.

An Owner inquired if the plumber engaged to do work in the building would advise if asbestos was found. The Board assured him that the plumbers would advise however asbestos has never been found in the building.

ADJOURNMENT:

Meeting was adjourned at 1:51 p.m.