

THE RIVERVIEW ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

May 3, 2022

BOARD OF DIRECTORS MEETING MINUTES

CALL TO ORDER: Meeting was called to order at 10:00 am by Ken Altergott in the multi-purpose room, 1400 1st Avenue W, Bradenton, FL and VIA ZOOM.

DETERMINATION OF QUORUM AND CONFIRMATION OF PROPER MEETING NOTICE: Present in person were Griff Griffiths, Ken Altergott, Jerry Boucher, Susan McSweeney and Chris Blaine and Margaret Kennedy from All Florida Services Management (AFSM). A quorum was established with five (5) board members participating.

CONFIRMATION OF MEETING NOTICE: The meeting notice was posted on the property forty-eight hours prior to the meeting date in accordance with Florida Statutes.

APPROVAL OF MINUTES: Review of the March 10th, 2022 and April 1st, 2022, minutes. A motion was made by Chris Blaine and 2nd by Susan McSweeney, no discussion, all in favor, motion passed.

OLD BUSINESS:

Discussion with board about wrapping up for Summer and not to have a board meeting during the summer.

All Florida Services Mgmt. reviewed owners' ledgers that were transferred from Pinnacle Mgmt and there are some discrepancies, which will be looked at.

Board discussed the fact that Amazon has access to the building without an Owner letting them in. Griff made a motion to allow Amazon to continue to have access, Ken 2nd, no further discussion, all in favor, motion passed.

NEW BUSINESS:

Building damage to front windows and unit door. Discussion on how no evidence police cannot charge suspect. Ken Altergott made a motion to have the door and windows repaired, at a possible cost of \$1,350.00, Susan McSweeney 2nd all in favor, motion passed.

Discussion of survey to Owners regarding possible Amendments referencing vehicles parking (trucks) and smoking issue. Smoking issue check federal and state guidelines cannot monitor what a resident does in their own unit.

Status window and door replacement: Obtain estimates on replacing ground floor doors; will look at it next year

Approval of Service Dog: Unit Owner 106, has request for service dog, reviewed documentation, Ken Altergott made motion to allow, Susan McSweeney seconded, all in favor, motion passed

Discussion about key policy and making it more specific, it is not even balanced as far as units are concerned, where everyone has the same number of keys, when units are different in size., will look at it and discuss next year.

Discussion of building plumbing work, going to wait and see if any other issues arise. Griff Griffiths made motion to wait, 2nd by Jerry Boucher, all in favor, motion passed.

Discussion about the dumpster and what is dumped in it.

Discussion about changing banks for the Association accounts, Ken Altergott made motion to change to Cadence Bank, Griff Griffiths, 2nd motion, all in favor, motion passed.

Homeowner discussion and questions.

Motion made by Chris Blaine to adjourn the meeting, 2nd by Griff Griffiths, all in favor

ADJOURNMENT:

Meeting was adjourned at 11:19 a.m.