

**November
2022**

The Riverview **Community Newsletter**

A publication for and by the Riverview Community

An informed community is an enriched community. To address the need to share information in the Riverview Community, this informal newsletter is being published through the initiative of the owners and residents of Riverview. Dilip Kondepudi, Geri Kenyon, Brian Casey and Tom Leckinger volunteered to form an informal newsletter committee to publish it. It is not an official publication by the Board of Directors.

The email address for this publication is: **RiverviewCommunityNews@gmail.com**

Please send your comments and suggestions to this email address only.

Community Matters

- ***Spooking' Good Coffee & Sweet Treats!***
Wednesday, October 26, 8:30 am in the lobby
Bring your favorite cup and we'll fill it up!
- **Thanks to all in our community who helped others during the hurricane. And thanks to Mike and Teresa Vandebark for hot coffee and sweet doughnuts during the power outage following the hurricane.**
- **Community participation in meeting the needs and responsibilities of our Association is very important. Please consider running for the Board of Directors at the end of this year.**
- A warm welcome to new residents of Riverview. We would like to know you better. Please send a brief bio to RiverviewCommunityNews@gmail.com. It will be included in the next issue of this newsletter.

Hurricane Aftermath & Board's Response

- Hurricane Ian's 70-80mph, winds and intense rain on the 28th and 29th September has caused water intrusion in the north-side apartment to various degrees.
- ServePro was contracted by the Management to visit apartments that had water intrusion. (No details without the consent of owners) ServePro personnel visited Riverview on 2 October and did cleanup work.
- Management contacted the building insurance company and scheduled an inspection of the water intrusion. On 10 October, a building inspector inspected the building for the sources of water intrusion.
- The management scheduled a second building insurance inspection. It was conducted on 21 October. We expect the management to send the final report of this inspection to owners.
- A Board meeting was held on Monday, 24th October, at 10am. The management submitted a report on water intrusion. The management expects a final report from the insurance company inspectors in about three weeks. The board voted to get bids from qualified firms to determine the sources of water intrusion. The minutes of the meeting will be available within ten days.

New Florida Laws on Condominium Building Safety

Two new laws were passed recently by the Florida Legislature. One is on a Milestone Inspection and second on a closely-related Structural Integrity Reserve Fund. Here is some basic information about these laws. *It is not a comprehensive summary of all aspects of the laws.*

Milestone Inspection

This inspection is to ensure that buildings are structurally strong and tragic building collapses such as the one that happened in Surfside will not happen again.

- All buildings higher than 3 stories and built before 1992 must have this inspection done by 31 Dec, 2024. A qualified engineering/architectural firm should conduct this inspection, as specified by the law. It is a 2-phase inspection. Phase 1 is a basic inspection. If Phase 1 reveals any issues, then Phase 2 inspection will be conducted. Phase 2 will give a more detailed report on how to remedy structural problems found during the inspection.
- The Association must complete repairs to correct "substantial structural deterioration" as stated in Phase2 report within 365 days. According to the Law, non-compliance is a "*breach of the officers' and directors' fiduciary relationship with the unit owners*"

- The firm that does a Milestone Inspection *must stand by its inspection and is legally responsible*. Home Owner Associations should not accept a Milestone report from a firm that does not legally stand by its report. It is advised that a lawyer see the contract for the Milestone Inspection and the final report before accepting them.
- It is also advised *not to wait till the end 2024* but have the Milestone Inspection done much earlier. Firms that are qualified to do the inspection will be very busy in 2024.
- By law, The Milestone Report must be mailed to all unit owners.

Structural Integrity Reserve Study (SIRS)

- This is a *study of the reserve funds required* for "future major repairs and replacements of common areas based on visual inspection of the common areas". Ten items are covered in this study: roof, load-bearing walls, the floors foundation, fireproofing, plumbing, electrical system, water proofing, windows, any item whose replacement cost exceeds \$10,000.
- Upon receiving the SIRS, *all owners who request a copy should be provided with one*, but the law does not require that it be mailed to all unit owners.
- SIRS must be available for 15 years and should be provided as disclosure document when a condo unit is for sale.
- *Non-compliance with this law is a breach of the Directors' fiduciary relationship with owners.*

Owners/Resident Comments, Questions and Suggestions

In this section we will publish comments suggestions and questions of interest to the Riverview community. We will do our best to get answers to your questions. Please send your questions and suggestions to: **RiverviewCommunityNews@gmail.com**

Community Exchange

In this section we will list things that you no longer need and would like to sell or give to others in our building, or services and tools you are willing to offer residents of Riverview. Please send the information to **RiverviewCommunityNews@gmail.com**

If you need assistance, please call the Management: (941) 366-7466

Association Management: All Florida Services Management,
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