



The Riverview Community Newsletter

A publication for and by the Riverview Community. December, 2022

An informed community is an enriched community

Community Matters



It is holiday time! Hope everyone had a wonderful Thanksgiving. Time to get out your lights and light up our building. It is a Riverview tradition: First Sunday after Thanksgiving, November 27th, 2022, everyone meets in the lobby at 5:30 pm for Champagne cocktails and then take a walk around our building, beautifully lit up for the Holidays and make a toast to our community.

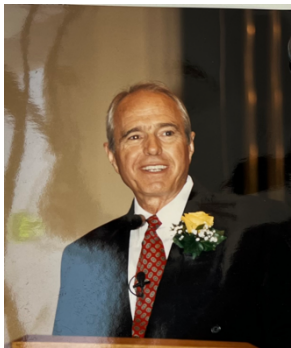
- A beautiful Christmas Tree heralds the holiday season in our lobby! Thanks to Fedora Campbell, who every year generously contributes the tree, all its adornments and all the time it takes to set it up. And thanks to all those who gave Fedora a hand in decorating the tree. It too has become a Riverview tradition!

- December 14 Holiday Party in the Lobby. Save the date and watch for details on the bulletin board.





• **We are saddened to know Steve Pancake, who was 80, passed away on 4th November, 2022. Our condolences and support to Debbie Pancake (apt 306).** Stephen Taylor Pancake, was born in Huntington, WV. Stephen served in the United States Army and was stationed in Berlin, Germany during the Cold War. He served as a substance abuse counselor professionally and was a member of the Northwest Baptist Church in Bradenton. Stephen is survived by his wife, Deborah, brothers: David of Huntington and Timothy of Melbourne, FL, many adoring nieces and nephews of his five brothers and one sister.



• **We are also saddened by the passing away of Rev. Clifford "Tom" Bennet, on November 14th, at the age of 91. Services were held on November 19th at the First Baptist Church of Bradenton.**

Tom Bennet was a long-time resident in Riverview (apt. 202). He was born in Atlanta, GA on February 12, 1931 to Fannie Cloud and Clifford Bennett Sr. Over his 40+ years as a pastor, he served at First Baptist Church of Bradenton, New Port Richey and Belleview. He is survived by his daughter Elizabeth, son Kip, daughter in law Peggy and, grandchildren Luke and Pria.

Board and Association Matters

• **Board of Directors for the Year 2023.**

We thank the current *Board of Directors* for their service to our community. As the next election for the Board of Directors approaches, please consider running for the Board. If you would like to be considered for the Board, please fill out the attached form and send it to the Board President, Ken Altergott (Email: jokenalter2@msn.com) and the management, All Florida Services Management (Email: allflservices@yahoo.com).

• **A proposed budget for the year 2023** is currently being discussed by the Board. A draft of it has been circulated. The final proposed budget will be sent to all owners at least two weeks prior to the annual meeting in January 2023.

• At the meeting held on the 14th and 17th of November, the Board addressed the water intrusion issues. The board passed a motion to hire a qualified engineering/architectural firm to investigate the sources of water intrusion. The exterior envelope of the entire building and the interiors of apartments that had water intrusion will be inspected and remedies determined.

• **Change of Management.** All Florida Services Management has terminated its contract with Riverview Association as of 31 Dec. 2022. The Board is seeking a new management company.

Owners/Resident Comments, Questions and Suggestions

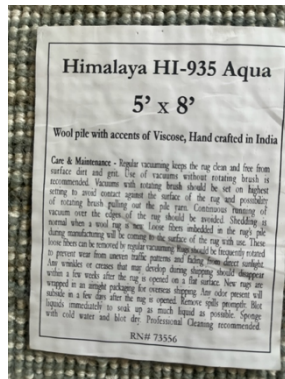
Form Mike Palladino

Hi everyone. My comments are as a concerned owner of our lovely condo, not as a Board member. As most of you have already heard, over the next year there will be much work performed on our building in order to make it as water tight as possible and to paint it. At the end of this project, I believe our condo will feel, and look like exactly the way it should look: a beautiful condo on the river.

Let me get to the main reason I am writing this article which is to encourage all qualified owners to run for your board of directors for the year 2023. Ballots will be coming to your mailbox shortly so please consider helping your community by running for the board. All this work will be somewhat costly for all of us, but this water intrusion problem cannot be ignored any longer. For too many years the can was kicked down the road, and it is now catching up to us. So, once again, please consider running for your board of directors, and, if you cannot, please attend our meetings to share your thoughts and suggestions. I would like to thank Dilip Kondepudi, Geri Kenyon, Brian Casey and Tom Leckinger for putting together this Newsletter. And happy holidays to all.

Community Exchange

- *From: Pat. Riverview Apt. 801 Phone: 941-920-9030.*



5' x 8' AREA RUG FOR SALE. \$200, cash.
Himalaya HI-935 Aqua. Wool pile with accents of Viscose, handcrafted in India

- *From: Larry Thomas, Apt 802. Contact Geri Kenyon: Phone: 941-725-4374*

FREE Large quality black lacquer cabinet.



What's in Season Now?

Look for these "Fresh From Florida" items
in your grocery store during
December



Avocados



Bell Peppers



Broccoli



Cabbage



Carambola



Cauliflower



Celery



Cucumbers



Eggplant



Grapefruit



Guava



Lettuce



Mushrooms



Oranges



Passion Fruit



Radishes



Snap Beans



Squash



Strawberries



Sweet Corn



Tangerines



Tomatoes

Where you can find them

- **Downtown Bradenton Public Market**, 12th Street W. Open Saturdays 9am-2pm, October - May
- **Geraldson's Family Farms**, 9812 9th Ave, NW. Bradenton. Tel: Not listed
Open Tuesday - Friday 10am-5pm, Saturday 9am -3pm
- **Jessica's Organic Farm**, 4180 47th St, Sarasota, Tel: 941-363-1586
Open Friday 8am-6pm, Saturday & Sunday: 8am-5pm

NOTICE OF INTENT TO BE A CANDIDATE FOR THE BOARD OF DIRECTORS AND CANDIDATE CERTIFICATION FORM

THE RIVERVIEW ASSOCIATION, INC.

I, _____, hereby place my name in nomination as a candidate for the Board of Directors of *The Riverview Association, Inc.*

I am/am not enclosing an Information Sheet about myself. I understand that I am responsible for the accuracy of the information contained in the Information Sheet.

I certify that I have read and understand, to the best of my ability, the governing documents of the above-captioned Association and the Florida condominium laws and Administrative Code.

(Please type or print your name beneath your signature).

Date: _____

Signature

Print Name

PLEASE NOTE: UNDER THE AMENDED PROVISIONS OF THE CONDOMINIUM ACT, YOU WILL NOT BE ELIGIBLE FOR BOARD MEMBERSHIP IF ANY OF THE FOLLOWING APPLY:

- I. IN A CONDOMINIUM WITH MORE THAN 10 UNITS, IF YOU AND A COOWNER OF YOUR UNIT WOULD SERVE ON THE BOARD AT THE SAME TIME;
- II. YOU WERE A DIRECTOR WHO WAS SUSPENDED OR REMOVED BY THE DIVISION AND SUCH SUSPENSION OR REMOVAL TIME PERIOD IS PENDING;
- III. YOU ARE CURRENTLY A DIRECTOR AND YOU ARE MORE THAN 90 DAYS DELINQUENT IN THE PAYMENT OF REGULAR ASSESSMENTS;
- IV. YOU WERE CONVICTED OF A FELONY IN FLORIDA OR CONVICTED OF AN OFFENSE IN ANOTHER JURISDICTION THAT WOULD BE CONSIDERED A FELONY IN FLORIDA (UNLESS YOUR CIVIL RIGHTS HAVE BEEN RESTORED FOR A PERIOD OF NO LESS THAN FIVE YEARS AS OF THE DATE OF THE ELECTION); AND/OR
- V. YOU ARE A DIRECTOR CHARGED WITH A FELONY THEFT OR EMBEZZLEMENT OFFENSE INVOLVING THE ASSOCIATION'S FUNDS OR PROPERTY AND SUCH CRIMINAL CHARGE IS PENDING