

Association Legal Name: THE RIVERVIEW ASSOCIATION INC. (Riverview Condominium Association)

Origination Date: 07/01/1971 and Association Federal ID Number: 591396193

### **Annual Association Meeting Minutes/Draft**

NOTE: This meeting had an election monitor appointed by the Office of the Condominium Ombudsman 1400 West Commercial Boulevard, Suite 185-J, Fort Lauderdale, Florida 33309-3782, after a petition of 34% of the building owners submitted March 5, 2023. Ms Keena Wood, oversaw the election process.

### **Election of Chairman of the Meeting:**

The meeting was called to order by Ken Altergott, via Zoom and in person in the lobby, 1400 1<sup>st</sup> Avenue, Bradenton, FL at 1pm and Jill Hershfield was elected as Chairwoman of the meeting.

### **Call of the Roll and Certifying of the Proxies:**

There were 29 total members present in person, via Zoom, and proxy. ( 2 proxies that may not have been added to the 29, please check the roster and the 2 proxies Andrew Buschbom and Heather Lennie).

### **Proof of Notice of the Meeting or Waiver of Notice:**

The meeting notice was mailed and posted in accordance with Florida Statutes and the Proof of notice is on file with the Association records.

### **Reading and Disposal of any Unapproved:**

A motion was made and seconded to approve the minutes of January 16, 2022.

**Reports of Officers:** None

### **Reports of Committees:**

- **Interview – (Tom, Jone, Jill, Lisa)** – Noted that Riverview had two management companies that did not work out and that the interview process was proceeding for new management.
- **Budget – (Charles, Jone, Larry)** – Noted that we will proceed with the budget from last year. Rationale: Ken decided as Board president wanted to wait until the audit is complete and that the Association funds have been transferred from past management to our Accounting firm C/O Jeff Whittaker 2425 Manatee Ave W, Bradenton, FL 34205

941-746-8094. The community should expect an increase in dues in Q3/Q4 with a budget forthcoming.

- **Maintenance (Griff, Ken)** – Nothing to Note

### **Election Results:**

As per the Election Monitor the following were elected by the Community to serve on the board. The terms will be determined and posted to the Community in the next meeting minutes<sup>1</sup>.

- Dilip Kondepudi
- Jill Hershfield
- Jone Flanders
- John McGowan
- Ken Altergott
- Mike Palladino

### **Owners Comments:**

Tom Leckinger – Wanted to understand why our attorney was not at the meeting. It was noted that Ken decided the board did not want to spend the money as the objective of the meeting was to elect a new Board. Once that is done the Board will appoint a Director to manage the attorney relationship. That Director will be responsible to field questions for the attorney to comment and respond. He also requested RFP that was sent to the management companies that are being interviewed. Lisa to send to him.

Jill – Asked if anyone at the meeting wanted Board communication mailed via USPS versus e-mail. Michael Glidden (702) sent to that address and Pat Anaes (504) to the unit Also, asked if you did not have access to The Riverview Association website <http://www.theriverviewcondos.com/> please contact a Board member for the username and password as meeting minutes, financial, and community register are available there.

Jone – If anyone has issues paying their fees (Bank issues) await the new manager/CPA firm will be taking over and helping the community to ensure they have access to make payments. She is meeting with them this coming week. Mike Glidden (702) and Trisha Lawton (201) have issues. Mike sent a check to Margaret and Trisha has bank issue. Trisha requested that Jone check on her payment. Trisha's e-mail is **REDACTED**. Tom Leckinger has Cadence Bank information on how to pay by check if anyone needs help. **REDACTED**

Fedora Campbell –

- Safety concerns, doors are not locked, parking lot light is out, FPL is aware but has no timeframe to fix.
- Renovations to units is out of hand, work is not performed in a reasonable period, and is done before and after approved hours and days.

John Secondo – Safety concerns. Homeless sleeping in carport and using electrical outlet. Suggested cameras be installed.

Geri Kenyon– Has name of new Detective that communicates with beat officer who patrols downtown. Detective suggested the Hedges on Geris (105) side of the building be trimmed lower.

Sandra Secondo – Safety concerns. Doors do not shut automatically.

Michael Glidden – Safety concerns. Install automatic closing for all doors and kill the breaker to the carport electrical outlets.

Ken Altergott – There are locks on the doors now that do not allow them to close automatically. They can be taken off if the Community wants that action to take place. However, last time it was done there were multiple complaints so the locks were left on to enable the doors to be left open.

**Next Meeting: April 5<sup>th</sup> at 10:30am Board to post and e-mail immediately. This is with the Engineer**

1 Jill Hershfield, Ken Altergott and John McGowan serve a two-year term. Mike Palladino, Jone Flanders and Dilip Kondepudi serve until the next annual meeting.