

**THE RIVERVIEW ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**16 May 2023**

**Attendees:** President Jill Hershfield, Vice President John McGowan, Treasurer Jone Flanders, Secretary Dilip Kondepudi, Directors Ken Altergott, and Mike Palladino

Jill called the meeting to order at 10:37am

**1. Determination of Quorum:** All directors present

**2. Proof of Notice of Meeting:** Notice posted on 14th May and emails sent on 14th May.

**3. Approval Minutes:** Motion to approve 20<sup>th</sup> April Board Meeting Minutes by Jill, Seconded by Dilip. Carried by unanimous vote.

*Motion* to appoint Charles Zajackowski as the 7<sup>th</sup> Director on the Board  
Motion made by Dilip, Seconded by Jill. 3 Yes, 3 No. Motion did not pass.

*Motion* to appoint Griff Griffiths as the 7<sup>th</sup> Director on the Board  
Motion made by Ken, Seconded by Jack. 3 Yes, 3 No. Motion did not pass.

## **COMMITTEE REPORTS**

**1. Finance** (Jill for Jone )

**a. Report:** Not all the financial documents were handed over to us by All Florida Services (AFS) Management. The Audit is still held up because ASF is yet to deliver the needed documents.

**b. 2023 Proposed Budget -Status:** The 2023 Budget is in preparation.

**2. Milestone Inspections** (Mike Palladino)

**a. UES Milestone Inspection:** On 6 June Milestone Inspection by Universal Engineering

**b. Engineer proposals for building envelope:** The review of the engineer proposals by Ali Mustafa of UES is expected to be done by 18<sup>th</sup> May. Ali will submit his review report of the proposals to the committee. The Milestone Committee will schedule a meeting to discuss the proposals and prepare a recommendation for the Board.

### **3. Maintenance** (Ken, Jack)

**-Water Intrusion.** The leak from the roof into the 3-stack is still being investigated. The source could be the pitch pan. It has been resealed. Bob will remove the drywall around the electrical conduit and look for water leaks.

**4. Management Company Interviews** (Jill): Lisa Kelley will chair the-committee reviewing proposals for a new management company. The committee will consider whether Jeff Whittaker, CPA, will continue to manage the financial part of the management.

**5. Orientation** (Geri): Geri Kenyon will chair the Orientation Committee. Anyone wanting to being part of this committee should contact her.

## **NEW BUSINESS**

### **1. Appointment of seventh director to the board (Jill)**

*Motion* to appoint Charles Zajackowski as the 7<sup>th</sup> Director on the Board  
Motion made by Mike, Seconded by Dilip. Carried with unanimous vote.

### **2. Surveillance Cameras (Dilip)**

- So far, we received one proposal for the surveillance cameras from Twisted Wires. The cameras would cover the lobby (3 cameras), the front (2 cameras) and the rear parking (4 cameras) areas. The complete system would include cameras to cover the east- and west-side entrances. The installation contains a mixture of wired and wireless camera systems. It takes several days to install the system. The total cost is about \$15,000. Other companies are being contacted for proposals.

### **3. Other comments:**

- a. The electrical outlets in the carport have been turned off to prevent homeless people from using them.
- b. The dryer on the fifth floor is not functioning as it should. A new dryer will be purchased as this one is 10 years old.

**OWNER COMMENTS:** Tom Leckinger asked for clarification regarding scheduling of Milestone Inspection.

**Motion to Adjourn, made by Ken, seconded by Dilip, carried unanimously.**

**Meeting adjourned at 11:45**