

THE RIVERVIEW ASSOCIATION, INC.
BOARD MEETING MINUTES, 21 June 2023
Budget Presentation.
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Attendees: President Jill Hershfield, Vice President John McGowan (Zoom), Treasurer Jone Flanders, Secretary Dilip Kondepudi, Directors Ken Altergott(phone), Mike Palladino and Charles Zajackowski.

Jill called the meeting to order at 10:32am

1. Determination of Quorum: All directors present

2. Proof of Notice of Meeting: Notice posted on 6 June 2023 and emails sent on 6 June 2023, as per 14-day-prior-notice requirement for a budget presentation.

3. Approval Minutes:

Motion to approve 2 June Board Meeting Minutes by Jill Seconded by Charles.
 The motion passed with unanimous vote.

Financials:

- **Presentation of Proposed Budget for July-December 2023[†]. (Jone & Charles)**

-Went over the proposed budget and noted that the reserves were not handled as they need to be, so a correction will be made.

-Discussion about how the building insurance cost for the covered parking structure should be paid: should it be paid by the users or by the Association. Discussion postponed and the current practice will continue.

- **Owner Comments**

Tom Leckinger: Some items on the budget spreadsheet have been mislabeled. Also, we are currently paying for flood insurance, and Tom believes we are not required to have flood insurance. Jeff Whittaker, our interim manager, will check if we need flood insurance.

- **Audit:** Still waiting for all the needed documents. Margaret was asked to send documents to the auditor. Margaret will send it by Friday.

[†] Since a 2023 budget was not approved 14 days before the start of the Association fiscal year, as per Florida Condominium Act, the 2022 budget has continued as the default 2023 budget. Changes made to this budget are amendments.

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Motion to approve the proposed budget amendment by Charles, seconded by Jone
The motion passed with unanimous vote.

Budget-related comments:

- 3rd Quarter Association fee will be about \$1,690. Owners will receive an invoice with the amount for their unit.
- Those who have autopay with Cadence Bank it will continue but each owner needs to authorize Cadence Bank to pay the new increased 3rd and 4th Quarter dues.

COMMITTEE REPORTS:

1. Building Maintenance: (Jack & Mike)

- **Milestone Inspection:** Milestone Inspection completed on 6 June 2023. The final report will be delivered within 60 days. Within 30 days[‡] after receiving the Summery Report of the Milestone Inspection, copies of it will be provided to all owners and posted on the Association website, as required by law.
- **Update on Building Projects:** Water intrusion in from the roof must be further addressed. Munyan Roof has looked at the roof. The shingles need to be replaced as many of the leaks may be from this area. Also, the proposal asked for-waterproof coating. These final costs and options will be considered by the Building Maintenance committee and presented to the Board. Waterproofing the building will not be completed until the leaks in the roof are fixed. Owners/residents who will not be in their units during painting need to provide contact information to Mike or other members of the board. They need to clear the balconies. Instructions will be provided.
- **Unit 104: The Association completed** payments to ServPro for communal areas in unit 104. A final inspection of the unit is scheduled, and then additional work is the responsibility of the owner.
- **Balcony and Terrace drainage:** One unit owner made alteration to a Limited Common Element, without the approval of the Board. This is being addressed. Any alteration of the current structure on the balcony/terrace or any other Limited Common Element requires Board approval.

2. Management Companies: (Lisa): Management companies are submitting proposals. The committee will select which to personally interview.

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3. Orientation: (Geri) New owners of unit 806 are Stephany and Anthony Begley. They went through the orientation and were given a copy of the (The Blue Book[§]) to review prior to the meeting.

OWNER COMMENTS

Lisa Kelley: We need to put more emphasis on compliance with the rules and regulations and make sure new owners are aware of the rules and regulations. Have a Compliance Committee that will enforce fines as per the bylaws. Lisa has volunteered to be on this committee.

Hurricane Preparation (Jill): We have a list of instructions for hurricane preparedness. We need to organize to address emergency needs during a hurricane. Someone on each floor checking on others on the floor and making sure they are all safe. Also, and especially during the hurricane season, if you will be away from your apartment for more than a few days please notify the Board.

Tom Leckinger: PGT windows said that the windows should not be pressure washed. It might damage the seals.

Mike & Jack: The contractor will not be pressure washing the windows.

John Swink: The flood map shows the building is not in the flood zone. The flood zone ends close to the building, but the building is not in a flood zone. We may not need flood insurance.

ADJOURNMENT: Motion to adjourn by Jill, Seconded by Jone. Vote unanimous. The meeting adjourned at 11:36 pm.

[§] Blue Book contains the Founding Documents, Declaration, the Bylaws, Rules, and Regulations etc.