

BOARD MEETING MINUTES, 10 OCT 2023

**THE RIVERVIEW ASSOCIATION, INC.
BOARD MEETING MINUTES
10 Oct. 2023, 10:30am**

Attendees: President Jill Hershfield, Vice President John McGowan, Treasurer Charles Zajackowski, Directors Ken Altergott (via phone), Mike Palladino and Dilip Kondepudi

Jill H called the meeting to order at 10:38

- 1. Determination of Quorum:** 6 of 7 directors present.
- 2. Proof of Notice of Meeting:** Notice posted on 27 Sept. 2023 and but emails were not sent out. As a result, the vote on the resolutions was post postponed to 26 October.
- 3. Approval Minutes:** Motion to approve 31 August Board Meeting Minutes by Charles Seconded by Dilip. Vote: Unanimous

COMMITTEE REPORTS

FINANCE(Charles)

1. 2024 budget is under preparation.
2. Carport insurance and other costs will be added to quarterly fees of the carport owners. Carport fees for the year 2023 needs to be collected. Invoices will be sent out to carport owners next month.
3. A contract with the management company Associa Gulf Coast has been signed with a start date of 1 November, 2023. Charles and Jill will be the main contacts for the new management company.

NEW BUSINESS Discussion of adopting a resolution to enforce the use restrictions in the governing documents such as exterior changes and flooring **was postponed to 26 October because 14-day notice was posted but email was not sent.**

REPORTS

1. Maintenance (Mike):
 - a. Front and back parking repaving project
 - a. We are waiting for the contractor to give a firm start date for shingles replacement.
 - b. Asphalt replacement work in the front and rear parking areas is expected to begin during the first week of November.
 - c. Balcony drain extension work is scheduled for Jan, 2024.

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- d. Landscapers will do work on the 16th.
- e. The elevator was out of order because the switch on the 5th floor had to be replaced. Switches on all floors will be replaced.
- f. If the call box (buzzer) at the front door is not working for a unit, the owners must contact Jill.

OLD BUSINESS

Consider amendments to vote on at the Annual Meeting: Amendments will be drafted and polled to gauge owner support for these amendments.

OWNER COMMENTS

Sandy Secondo: I replaced my carpet with solid floors under the new variance of the floor covering polity that allows it. But I do not have anything in writing that I was permitted to have solid floors. According to the resolutions that is being considered, solid floors will not be allowed in the future. Can I have something in writing that I am permitted to have solid floors?

Jill: Yes, your unit is grandfathered in for the solid floor. I will give you this in writing.

John Secondo: What is the status of the security cameras

Jill: It has been tabled for various reasons. Bright lights were installed and we can't afford them right now and there are several other issues that need to be addressed -- such as who will monitor the cameras etc.

Dilip: I got three bids for surveillance cameras, I will pass them on to the Board for future consideration.

Jack is working with the Police to have a No Trespassing sign posted.

ADJOURN

Motion to adjourn

Meeting Adjourned by Charles, Seconded by Dilip, Motions passed unanimously.