

**THE RIVERVIEW ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**28 November 2023, 10:00am**

Board Meeting Notes By Linda Chapman.  
11/28/23

- Meeting called to order at 10:04 am
  
- Directors Attending: President Jill Hershfield, Treasurer Charles Zajackowski, Directors Jone Flanders (via Zoom), Secretary Dilip Kondepudi, and Mike Palladino. Director Ken Altergott was absent.
  
- Determination of Quorum: 6 directors present.
  
- Proof of Notice of Meeting: Notice posted and emails sent on 10 oct. 2023.
  
- Motion was made by Charles Zajackowski, seconded by Dilip Kondepudi, to approve the minutes of the October 26, 2023 Board meeting. The motion passed unanimously.
  
- President's Report:
  - Linda Chapman, LCAM, CMCA<sup>®</sup> was introduced as Associa Gulf Coast's Community Association Manager.
  
  - Jack McGowen resigned from the Board as of November 21, 2023. The Board accepted his resignation. (Letter of resignation attached). The Board will not appoint a replacement because the Annual Meeting and Election will be held in January.
  
- Financials:
  - Comments on a 10% increase in the budget: Increase in building insurance costs was a major contributor.
  
  - Carport owners will be assessed for carport insurance and for the reserve for carport roof replacement:  
There was no reserve for the carport which was replaced 15 years ago. 20-year carport replacement reserve is now included in the budget. By the end of 2024, assessment on carport owners will contribute an amount equal to 16 years of assessment payments for the reserve. Beginning 2025, one-year roof reserve will be assessed.

- A motion was made by Mike Palladino, seconded by Dilip Kondepudi, to approve the 2024 Budget. The motion passed 4-1 with Jone Flanders dissenting.
- A motion was made by Charles Zajackowski, seconded by Mike Palladino, to remove Jeff Whittaker, CPA as a signer on the Cadence Bank Account effective November 28, 2023. The motion passed unanimously.
- A motion was made by Charles Zajackowski, seconded by Jill Hershfield, to approve transferring the Operating Account funds from Cadence Bank to City National Bank. The motion passed unanimously.
- Committees: Mike Palladino provided an update on the roof, balcony drainage, and parking lot projects.
- New Business:
  - A motion was made by Jill Hershfield, seconded by Charles Zajackowski, to approve a Board resolution to return to honoring the CCRs concerning windows. The motion passed unanimously.
  - The Board agreed to ask the owners to approve an amendment to the Declaration at the Annual Meeting to change the requirement for approving amendments to the Declaration from 75% of the voting interests of the membership to 75% of the voting interests of the membership participating at a duly noticed and convened Membership meeting.
- Acknowledge receipt of letter from # 403 owner (letter attached).
  - Letter received from the owner of 403 regarding an electrical issue is acknowledged.
- Owner comments:
  - Brian Casey: Noted that potentially there could be water intrusion into his apartment from above apartment that has original windows. (not an agenda item)
  - John Lennie: How can owners get an item on the agenda? (not an agenda item)
- Adjournment: A motion was made by Jill Hershfield, seconded by Charles Zajackowski, to adjourn the meeting. The motion passed unanimously. Meeting adjourned at 11:02am.