



The Riverview Community Newsletter

A publication for and by the Riverview Community*. January, 2023

An informed community is an enriched community

Annual Meeting Special Issue

The important Annual Meeting of Members is on 28 January, 2023, at 1:00 pm. At this meeting, we will vote for a new Board and the budget for the Year 2023.

Election of a New Board

Since knowing more about the candidates running for the Board will be helpful in making decisions, we requested the 7 candidates running for the Board for a bio and/or statement about their background and their motivation for running for the Board. We have received the attached 5 responses from Chris Flanders, Jone Flanders, Jill Hershfield, Lisa Kelley and Dilip Kondepudi.

- So far, owners received 2 versions of the ballot and a third version was posted on the bulletin board and also mailed to owners. We are awaiting an official explanation from the Board and the Management for the difference in the ballots. We also need to a confirmation from the management if the posed ballot will be the final ballot used in the election.
- Some owners did not receive proxy forms along with the ballot. We are attaching it to this newsletter.
- The ballot says it should to be mailed. It does not state any other option to cast your vote. For clarification, please contact the Board or the Manager.

* This Newsletter is published by a volunteer committee of Riverview residents and owners, it is *not* a publication of the Riverview Board of Directors.

- According to the By-Laws of Riverview Association Inc. (see Blue Book, Gray page 5 of 13), our Board consists of 7 Directors. Section III item 3 states:

"The term of each director shall be two (2) years. Three (3) Directors shall be elected in each odd numbered year. Four (4) Directors shall be elected in each even numbered year. Each Director shall hold office until Annual Meeting of Members, when his term expires, and until his successor is elected and qualified or until he is removed in the manner elsewhere provided"

The upcoming election does not conform to this process of electing 3-in-an-odd-year and 4-in-an-even-year. The procedure for getting back to electing 3 directors in odd-numbered years and 4 in even-numbered years is yet to be clarified by the Board and the Management.

- You might have noticed, in the ballot, two spouses, Chris and Jone Flanders are listed. It raises the question: Can spouses be on a Board of Directors? Under certain conditions, the answer is Yes. Here is an excerpt from the website of the law firm *Becker and Poliakoff*.

From: Florida Condo and HOA Law Blog. Becker & Poliakoff

*"Sometimes spouses both take an active part in how their community functions. There is no prohibition on them serving on committees, but can they both serve on the board? They can, but only under certain circumstances. The first is if the condominium has less than 10 units. If that is the case, then regardless of anything else — so long as each spouse is eligible — they can both be elected or appointed to the board. However, should the condominium have more than 10 units then, while still possible, a few extra caveats must be considered. First, the condominium cannot have any timeshare units or interests. Second, the spouses must own more than one unit **or there must not be sufficient eligible candidates to fill vacancies on the board.** If these conditions exist and there is no other bar to eligibility, they can serve jointly on the board."*

Link <https://www.floridacondohoalawblog.com/2019/10/28/can-both-spouses-continue-to-serve-on-the-board/>

Hope you found this special supplement of the Community Newsletter useful. Our usual Newsletter will be published soon.

Christopher D. Flanders

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Professional Experience

Executive Director	Hawaii Medical Association Honolulu, HI Operational/policy director for physicians professional association
Executive Director/ Neuropathologist	Texas Neuropathology Associates, P.A. San Antonio, TX Neuropathology clinical research and consult practice
Vice-President/ Practice Manager	Hill Country Cardiology, P.A. Schertz, TX General cardiology private practice with two offices
Pathologist/Medical Director	Anapath Diagnostics Cheyenne, WY Private practice hospital and outpatient pathology Medical Director – microbiology laboratory
Pathologist/Medical Director	Lea Regional Medical Center Hobbs, NM Private practice hospital and outpatient pathology Medical Director of hospital and regional reference laboratory
Medical Director	Medplex Laboratories San Antonio, TX Medical Director of private clinical laboratory

Professional Education

Concord University School of Law
Los Angeles, CA
Executive Juris Doctorate

Dept. of Neuropathology
University of Texas Health Science Center at San Antonio
Neuropathology Fellow

Dept. of Surgical Pathology

University of Texas Health Science Center at San Antonio
Surgical Pathology Fellow

Dept. of Pathology
University of Texas Health Science Center at San Antonio
Chief Resident

Dept. of Pathology
University of Texas Health Science Center at San Antonio
Resident

Des Moines University
Doctor of Osteopathy

University of Detroit
Bachelor of Science Biochemistry

University of Michigan
Bachelor of Arts Political Science

Professional Organizations

American Medical Association Litigation Center - Vice Chairman

American Medical Association House of Delegates - Delegate

Hawaii Medical Association - Executive Committee

Texas Medical Association - House of Delegates

Hawaii Medical Association

Texas Medical Association

American College of Legal Medicine

Hawaii Healthcare Transformation Initiative

Hawaii Island Healthcare Alliance - Executive Board

Hawaii Physician Shortage Workgroup

Scope of Practice Committee - Texas Medical Association

Hawaii Stroke Initiative - Board Member

Dr Jone Geimer Flanders is a retired Cardiologist who ran her own medical practice for 16 years before moving into academic medicine and becoming Assistant clinical Professor at University of Hawaii School of Medicine and Adjunct Clinical Professor at A. T. Still School Of Medicine in Arizona. She worked at University on Hawaii and in a joint venture with the Department of Defense ran a large department in the Army Hospital Tripler Army Medical Center which spanned medical operations throughout the Pacific. Ultimately running all of the Inpatient Medical Services as well as logistics in transfer of patients for the clinical operations in the Pacific Medical Command and onto to the mainland. She also was a member of the Hawaii Medical Board for 8 years, and Chairperson of that board 6 years (this is the board responsible for all the licensing of physicians in the state of Hawaii). She became the Delegate to the Federation of State Medical Boards, the National organization that supports all the State Medical licensing boards and now serves on that Board as the Federation of State Medical Board's Treasurer, overseeing the Fiscal Revenues \$51,397,414.00, Expenses: \$45,122,121.00 and Assets: \$58,622,367.00 of that organization. She also has been a long-time member of the American medical Association and has served on many committees including Educational Affairs, Legislative affairs, Speaker for the House Hawaii Medical Association, Alternate Delegate State of Hawaii, Teller for the house of Delegates, Delegate from the State of Hawaii and Budget Committee.

CANDIDATE FOR RIVERVIEW BOARD OF DIRECTORS

Jill S. Hershfield #303

Education and Career Background

University of Georgia: Degree in Finance, Minor in Math

Career:

- Cost Analysis, IT manager, Consultant (all in Chicago)
- Workshops for companies training new managers in organization, reporting , finance, and communication

Sam, and I, have been owners in the Riverview for 16 years. We have enjoyed every moment of it. Quickly I wanted to get involved and decided to run for the Board in 2011. I felt my career background in finance and management organization would be a worthwhile contribution to the Board and The Riverview community.

Why am I running for the Board now?

I believe that what I brought to the Board years ago is needed today. Here is what I contributed then, and I would like to contribute again as a director.

I began my board of directors' position as secretary. My goal was to communicate to the Riverview community more information, more frequently providing facts and transparency of what the association was doing on all levels. I established more detailed board minutes, notifications of maintenance that might affect their parking, elevator uses for examples. I listened to their concerns, questions and presented to the Board.

Beyond communication duties, I established a procedure for Orientation new renters/owners into the lifestyle, responsibilities of living at The Riverview. This needs review and updating. This was a great opportunity for the new residents to ask questions and to collect needed association documents.

Our inhouse maintenance coordinator retired. I took over the task of reviewing all our current contract and established reporting procedures to the Board.

In addition, I added procedures, checks and balances, for any extensive unit updates with the necessary permits and qualified contractors.

Unfortunately, the last two years of my time on the Board, our current president was ill. I took over as interim president which included estoppel preparation, review of financial reports, etc. We engaged a management company for the first time. I was her contact and together we brought together a program including finance, management duties, maintenance supervision.

What do I want to contribute now?

A love for this community and with interest, energy, experience to help the Board not only achieve today's goals but plan into the future.

BIO – Lisa Kelley

I am a businesswoman that has been in high technology sales for the majority my career except for the period during the dot-com bubble back in 2002 – 2007. Having invested in Real Estate in San Diego and being married to an automotive service writer during the dot-com bubble I became an agent with RE/MAX (5 years) and a Finance Manager with Cush Automotive Group (3 years) excelling at both but ultimately getting back into technology where my desire is.

I have a BSEE from San Diego State University where both my children also graduated. My daughter with a Chem-Physics major and my son with a degree in Public Administration. I have six grandsons who will hopefully follow and become SDSU Alumni too.

My experience with the RiverView Condo Association was to first volunteer on the 2020 budget committee which was a fun experience. Nick, Charles, Geri and I took different reserve items to get updated quotes, then Charles put the numbers together. Shortly afterwards, I was asked to join the board as there were vacancies to fill. Six months later Andy Buschbom, then President needed to step down for personal reasons and asked if I would take over his role. Up until that time we had a very functional board with everyone having a voice and communicating in a positive way. We decided to push off the elevator modernization and sign a long-term maintenance contract with Otis. We also had the action to replace our current management company as Liz Andricks was no longer going to provide property management. We interviewed six companies and at the time the board felt we should go with a larger management company. Unfortunately, it did not work out and the board has since hired Margaret from one of the original six companies interviewed who was referred by our law firm Becker. I left the board last January, and since have attended most of the meetings via Zoom and voiced my concerns and suggestions where I felt justified.

The topic comes up quite often that no-one should be on the board that does not live in the building. This is illegal and unfair to you as there are good people that will volunteer. My original intent was to move to Riverview when I sold my home in Palmetto two years ago. However, I met Bet and moved into her West Bradenton home. We recently married, and still look to moving into Riveview once we give up the house.

I believe I can bring a level set to the Board to make sure we act and not re-act to issues that arise. This is a lot of hard work and hours. Please vote for me.

Riverview Association Inc. BOD Candidate Information.

Name: Dilip K. Kondepudi

Administrative Experience:

- I have served on the Riverview Board of Directors in 2020 for three months, filling in for a Director who had resigned.
- I was the Associate Chair (2017-2019) in charge of overseeing the relocation of the Chemistry Department's offices and labs, and working with the University Administration to ensure that the \$20million renovation meets the departmental needs for teaching and research.
- As a professor at Wake Forest University, I was a member of numerous university committees, and I was also the chair of our department's graduate committee for 3 years.

The impact of the last two hurricanes exposed water intrusion issues that the Board is currently working on and the next Board may have to continue this work until our building's envelope is waterproof. In the next two years, the new Board will be managing two major (legally required) projects: The Mile Stone Inspection and Structural Integrity Reserve Study.

If elected to the Board of Directors, I will serve on the Board in the best interest of our Riverview Community with transparency and integrity. I will work hard to ensure the Board meets all its responsibilities.

Educational and Professional Background:

- Ph.D in Physics
- Thurman D Kitchin Emeritus Research Professor, Department of Chemistry, Wake Forest University, Winston-Salem, NC 27109.
- Author of a text on Modern Thermodynamics, published in 6 languages and currently in use in over 25 countries.

THE RIVERVIEW ASSOCIATION, INC.

LIMITED PROXY

January 28, 2023

KNOW ALL MEN BY THESE PRESENTS, that the undersigned hereby appoints the President of the Association or, _____, agent with the power of substitution for and in the name, place and stead of the undersigned, to vote as proxy at the membership meeting of the Association, to be held at the **Lobby located at 1400 1st Ave W., Bradenton, FL 34205 and Via ZOOM January 29, 2023 at 1:00pm** and any adjournment thereof, according to the number of votes that the undersigned would be entitled to vote if then present in accordance with the specifications hereinafter made, as follows:

GENERAL POWERS

I hereby authorize and instruct my proxy to use their best judgment on all matters which properly come before the meeting as may be authorized by Sec. 718.111 Florida Statutes.

LIMITED POWERS

I hereby specifically authorize and instruct my proxy to cast my vote in reference to the following matters only as indicated below.

ROLLOVER OF BUDGET SURPLUS

As provided in an IRS ruling, if this year's (2022) budget surplus is not "rolled over" into the 2023 budget by a vote of the membership, such surpluses, if any, could be considered taxable income to the Association by the IRS. **(The Board recommends a YES vote).**

I AM IN FAVOR OF THE ROLLOVER OF THE 2022 BUDGET SURPLUS, IF ANY, INTO THE 2023 OPERATING ACCOUNT.

Yes, In Favor No, Against

RESERVE FUNDS

I AM **NOT** IN FAVOR OF WAVING OF RESERVES, IN WHOLE OR IN PART **(The Board recommends a YES vote)**

Yes, Not in Favor of waiving No, waive of reserve funds

FINANCIAL ACCOUNTING FOR 2022

As required in Florida Statute Chapter 718.111 (13), the membership is being asked to allow the Board of Directors to decide the need to perform accounting of the Association financial records for the year ending December 31, 2022. If the Membership does approve, the Board of Directors may choose, at its option, to not pursue accounting work for the 2022 financials. **(The Board recommends a YES vote).**

I AM IN FAVOR OF ALLOWING THE BOARD OF DIRECTORS TO DECIDE ON ACCOUNTING OF THE FINANCIAL RECORDS FOR THE YEAR ENDING ON 12/31/22.

Yes, In Favor No, Against

The undersigned ratify and confirm any and all acts and things that the proxy may do or cause to be done in the premises, whether at the meeting referred to above or at any change, adjournment or continuation of it, and revoke all prior proxies previously executed.

Signature _____ Date: _____

Signature _____ Address / Unit Number _____

THE PORTION BELOW IS NOT TO BE COMPLETED BY THE UNIT OWNER In no event shall this proxy be valid for a period of longer than 90 days after the date of the first meeting for which it was given.

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, does hereby designate _____ to substitute for me in the proxy set forth above.

Date: _____ Signature _____