



The Riverview Community Newsletter

A publication for and by the Riverview Community*. November-December 2023

An informed community is an enriched community

Community Matters



Christmas Tree is up in the lobby and brightly decorated, thanks to Fedora who led the effort and all those who joined her in decorating the tree. It was a tree decorating party!

Holiday Potluck Party on Saturday, 16 Dec, at 6pm.

A Holiday potluck is a Riverview tradition. Residents bring a dish, appetizer, salad, main course, desert, or other, as their contribution to the meal everyone enjoys. More details will follow. **Help is needed to organize the pot. A sign-up sheet is posted on the bulletin board. Please consider signing up. Thanks to those who have already signed up.**



Morning Coffee and Pastry

Thanks to the generosity of Louise and John Swink who hosted the morning coffee and pastry, residents enjoyed getting together and welcoming new residents.

For future coffee & pastry events, please consider hosting an event once in the year 2024. Send email to:
riverviewcommunitynews@gmail.com



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



Traditional Celebration of the Holiday Lights of Riverview with Champagne!

Neighborhood Matters

Gulf Island Ferry Service to Ana Maria Island Starts 8 Dec, 2023 !

In Bradenton, the ferry leaves from the dry dock on the Riverwalk, which is a short walk east of Green Bridge.



Ferry Operates

Friday - Sunday, 10am to 9pm.

One-way ticket prices

Adults \$8.00, Seniors \$6.00

Children (ages-3-11) \$5.00

There are no round-trip tickets

Tickets may be purchased on the ferry and online <https://www.gulfcoastwatertaxi.com/>

Getting to and from the mainland to Anna Maria Island is easier than ever with the new Gulf Islands Ferry. Park in downtown Bradenton, hop on the convenient new ferry, and enjoy the scenic trip to Anna Maria Island. No cars, no parking, no hassle. From there, you can take the Island Trolley to explore the Bradenton Area's amazing beaches, terrific shopping and dining. If you're on Anna Maria Island, take the ferry to explore the Bradenton Riverwalk, museums, galleries and more.

Board and Association Matters

Annual Meeting and Election of Board of Directors. By now all association members should have received the First Notice of the Annual meeting on Saturday, 20 January, 2024 at 1:30 pm. At an annual meeting, members will vote on amendments, resolution and other items, if any, and elect Directors to fill the vacancies on the Board.

The Board has 7 Directors. As noted in the April 2023 Newsletter, Ken Altergott, Jill Hershfield and John (Jack) McGowan are serving a two-year term and Jone Flanders, Mike Palladino and Dilip Kondepudi will serve until the next annual meeting 20 Jan. 2024. The Board nominated and elected Charles Zajackowski to fill the last vacancy; his term also ends on 20 Jan. 2024. Since Jack McGowan has resigned, **there are 5 vacancies on the Board to be filled at the next election.**

Consider Running for the Board: Please consider running for the Board. A broad member participation in running the affairs of the Association will ensure all issues and concerns are addressed.

The form to be submitted to run for the Board, “Notice of Intent to be a Candidate for the Board of Directors of Riverview Association”, was sent with the first notice of the Annual Meeting. **A completed form must be received by the Association by Monday, 11 December, 2023.** As stated in the first notice, **the notice can be sent via regular mail or hand-delivery to the Association’s mailing address: The Riverview Association, 1400 1st Avenue West, Bradenton, FL 34205 or via e-mail to: dilip.board@gmail.com.**

28 November Board Meeting.

Budget: The Board adopted a budget for the year 2024. In this budget is a 10% increase from the previous budget. Increase in the building insurance costs is a major contributor to this increase.

- Carport owners will be assessed for the carport insurance, and for the 20-year roof replacement reserve. The roof was replaced 15 years ago but there was no reserve to replace the roof. Now a catch-up assessment is needed. By the end of year 2024, the carport roof reserve assessment will have a 16-year amount in the reserve. Starting 2025, a one-year roof reserve will be assessed every year. Carport assessments will be included in the quarterly assessments.

Change in the Board: It was announced that Director Jack McGowan has resigned from the Board effective 21 November, 2023. We thank Jack for all his contributions to the community.

Voting Rule Amendment: The Board voted to bring an amendment to change the voting rule for a vote at the 20 Jan, 2024 Annual Meeting. There are a total of 47 votes that can be cast. **By the current rule, 75% of the total of 47 votes must be favorable for an amendment to pass.** By the current voting pattern, 6 or 7 members generally do not vote. The Board proposes to change the requirement **to 75% favorable vote of the votes received**, not the total number of 47 votes. The exact wording of the amendment will be prepared by our legal counsel.

Maintenance Of Condominium Property was discussed at the Board meeting. The responsibilities of the Association and Unit owners is clearly stated in Section V of the condominium Declaration (Blue Book, orange pages,). It is important that all owners are well aware of it. It is as follows with notes added.

A. Maintenance of Apartments.

(1) Responsibility of the Association.

The Association shall maintain, repair and replace at the Association's expense the following:

(a) All portions of the apartment, except interior surfaces, contributing to the support of the apartment building, which portions shall include but not be limited to the outside walls of the apartment building and all fixture on the exterior thereof, boundary walls of apartments, floor and ceiling slabs, load-bearing columns and load-bearing walls.

(b) All conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility services which are contained in the portion of the apartment contributing to the support of the building or within interior boundary walls; and all such facilities contained within an apartment which services part or parts of the condominium other than the apartment within which contained.

(c) All incidental damages caused to an apartment by such work shall be promptly repaired at the expense of the Association.

(2) Responsibility of Apartment Owner.

The responsibility of the apartment owner shall be as follows:

(a) To maintain, repair and replace all portions of his apartment, including the balcony or terrace, except the portions thereof that are to be maintained, repaired and replaced by the Association. All maintenance shall be accomplished without disturbing the rights of other apartment owners.

(b) Not to paint or otherwise decorate or change the appearance of any portion of the exterior of the apartment building. (Note: This item is used for window specs requirements.)

(c) To promptly report to the Association any defect or need for repairs, the responsibility for the remedying of which is that of the Association.

(d) To maintain carpeting in all areas of the apartment except the kitchen, bathroom, balcony and terrace. (Note: A variance allowing solid floors with STC ≥ 65 was voted by the Board in Oct. 2022)

(3) Prohibited Alterations and Improvements. No apartment owner shall make any alterations in the portions of the apartment and apartment building which are to be maintained by the Association nor remove any portion thereof, nor impair any easement, *without first obtaining approval of at least 75% of the voting interests of the other apartments.*

A Summarizing Rule of Thumb: *All that is visible in an apt is the responsibility of the owner. All that is not visible and within the walls (wiring, plumbing, conduits, ducts etc.) are the responsibility of the Association.*

If you have any questions, please send them to riverviewcommunitynews@gmail.com. They will be considered for publication in the next issue of the Newsletter.