



The Riverview Community Newsletter

A publication for and by the Riverview Community*. March 2023

An informed community is an enriched community

Community Matters



Don't miss St. Patrick's Day coffee and pastries!

Friday, March 17th, at 8:30 am, in the Lobby. Of course, there will be green tea. Hosted by DA Begley.

- *Clad in red and enjoying a Valentines-day Coffee and Sweet Treats and great conversation. The event was hosted by John and Louise Swink*



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

At the age of 94, David Allen, a much beloved resident of the Riverview community, passed away on February 5th. He was born on Jan 25th, 1929. One more loss in our community this year leaves us saddened. Dave lived in unit 805. The family of Dave Allen invites you to join in the Celebration of Dave's Life on March 25, 2023, 3-5pm in the Riverview lobby.

Please RSVP to RiverviewCommunityNews@gmail.com

Association and Board Matters

There are several important items in this section this month.

- ***Annual meeting and election of a new Board on 1 April, 2023.*** It is hard to overstate the importance of our upcoming Association's Annual Meeting and the election of a new Board. Board President, Ken Altergott, hand delivered ballot packages to owners in our building. Please make sure your package has the needed two envelopes to cast your vote. ***If your package did not have 2 envelopes, please contact Ken Altergott or the Manager, Ms. Margaret Kennedy for the two envelopes. You need the two envelopes to vote and have your vote counted.*** The two-envelope voting system is described below.

- ***Florida Ombudsman Will Monitor the Board Election on April 1st.*** In view of the issues that resulted in the postponement of the 28 January Annual Board Meeting, 16 Riverview owners signed a petition to request the Florida Ombudsman to monitor the election of a new Board on April 1st. Florida Statute (718.5012, (10)) states that:

“Fifteen percent of the total voting interests in a condominium association, or six unit owners, whichever is greater, may petition the ombudsman to appoint an election monitor to attend the annual meeting of the unit owners and conduct the election of directors. The ombudsman shall appoint a division employee, a person or persons specializing in condominium election monitoring, or an attorney licensed to practice in this state as the election monitor. All costs associated with the election monitoring process shall be paid by the association.”

Riverview Association with 48 units/votes meets the 15%-of-total-voting-interest requirement if 8 or more owners sign the petition. The petition with 16 signatures represents 33% of the voting interests. Information about the services provided by the Florida Ombudsman's office is at the web link:

http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=070-0-0799/0718/Sections/0718.5012.html

- ***Two-Envelope Voting System.*** The election will be conducted using a two-envelope system, which is widely used and recommended. This system ensures (i) that a record is kept of the ballots received from owners (voting interests) and (ii) that it is a secret-ballot. Each owner should receive a ballot and two envelopes, the “outer” and the “inner” envelopes.

Write your unit number and owner's name on the outer envelope and sign it as instructed. Place your filled ballot in the inner envelope and seal it, but **do not** write anything that identifies you (such as unit number) on the inner envelope that contains the ballot. Place the sealed inner envelope in the outer envelope and return the envelope as directed or hand it to the election monitors on the day of the election.

During the election, all the envelopes received will be gathered. First, without opening the outer envelope, a record is made of the owners (units) whose ballots were received. Then, all the outer envelopes are opened and the inner envelopes collected without opening them. After separating all the inner and outer envelopes, the inner envelopes are opened and the ballots are counted.

- **Major Changes in the Board** Directors Sue McSweeney and Jerry Boucher submitter their resignation during the 11th February meeting.

During the meeting on 6 March, President, Ken Altergott, announced that he will resign from his position as the Board President but will remain on the Board as a Director. At the same meeting, Director Griff Griffiths announced his resignation from the Board, and he is no longer on the Board. Director Griffiths would have been serving the second year of his two-year term during 2023-24. *However, Griffiths' resignation does not alter the ballot that was given to us. The new Board can fill the vacancy until the next Board meeting (with the vote of a favorable majority) but it does not have to.* The Board currently has only 3 Directors, Ken Altergott, Mike Paladino and Jone Flanders.

- **Management Terminates Contract.** All Florida Services Management has given a 30-day notice to terminate its contract with our Association. The Contract ends on 1 April, 2023. The Board is currently seeking to hire another management.

- **Water Intrusion.** On February 15th, at 2:30 pm, a Board meeting was held with the Engineer, Mr. Ali Mustafa, from Universal Engineering Sciences (UES). At this meeting, the Mr. Mustafa talked about his findings when he conducted an investigation of water intrusion during hurricane Ian. A copy of the UES's report was sent to all owners earlier. A *password-protected* copy of the contract with UES is now available to all owners at the Riverview website. <https://www.theriverviewcondos.com>. If you need the password, please send a request to RiverviewCommunityNews@gmail.com

As per contract, the first phase of the contract, "Limited Condition Survey", was completed at a cost of \$6,750. Our manager, Ms. Margaret Kennedy, took notes at the meeting and emailed them to all owners. Briefly, the engineer noted the following: Water intrusion is a systemic problem in the building and so the entire building envelope needs to be waterproofed. Waterproofing involves (i) checking the entire building for damaged stucco and repairing it, (ii) sealing all the windows from the outside, (iii) removing tiles in all balconies and applying waterproofing to the balcony floor, and (iv) painting the entire building with appropriate paint.

For this work, UES will prepare a detailed Project Manual (at a cost of \$2,000) during the first two weeks of March. The next phase of the work consists of Project Bidding Services (at a cost of \$3,000) which will consist of soliciting bids for the project specified in the Project Manual, vetting and identifying contractors who can perform the needed work. This phase of the work is expected to take a few months, depending on the contractor's scheduling. The Board has signed a contract with UES for the Project Manual and Project Bidding Services.

After the contracts to do the waterproofing detailed in the Project Manual have been signed by the Board, UES will provide Construction Observation and Management services that consist of supervising the project work and ensuring it is done correctly, conducting weekly inspections etc. Please see the full contract for more detail. *The total cost of the waterproofing entire building depends on the bids and other considerations, but we can expect it to be a major expense requiring careful financial planning.*

Neighborhood and General Interest

- *City Hall Public Hearings.* The City held public meeting to present its plans to sell the City Hall to private developers for construction of 14-20 story condominiums and to get feedback from the public. *The City Council is yet to decide whether or not to sell the property.* Community meetings were held for each ward. **If you were unable to attend one of those meetings, you can still have your voice be heard by clicking on the link below.** Comments at the meeting expressed concern about the plan's impact on the already heavily congested traffic conditions in the area and skepticism at the figures of its estimated economic impact. Most importantly, though the City Council members say they are yet to decide whether or not to sell the City Hall, there was no presentation of an alternative to selling the property. Many urged the City to keep the property a public facility and consider alternate plans for its development, and alternate plans were suggested.

City Council emphasized that their decision will depend on the feedback from Bradenton citizens. **Your opinion important and it counts.** City Council has set up an online opinion survey for Bradenton Citizens. Click this link and let the City Council know your opinion.

<https://cityofbradenton.com/index.asp?SEC=%7B72FBD774-6716-49D6-AF09-53D5E44E6FD0%7D&Type=SMARTFORM>.

Owners/Resident Comments, Questions and Suggestions

Please send your comments, questions and suggestions to RiverviewCommunityNews@gmail.com

Community Exchange

If you have any items to sell or give away, please send a list to RiverviewCommunityNews@gmail.com