



The Riverview Community Newsletter

A publication for and by the Riverview Community*. July-Aug 2023

An informed community is an enriched community

Community Matters

- In these quiet summer months, we are combining the July and August issues into one issue. Things are quiet in Riverview. It is a time for travel and vacation and the snowbirds are away.
- As we are approaching the peak period of hurricane activity, hurricane preparedness is very important. More on pages 2 and 3.



Thanks to Helene Yaller, we had a pleasant Monthly coffee, pastry and nice conversation on 16th June.

During these quiet months, we will not have our usual monthly morning coffee and conversation. We will resume in September. And, of course, we need volunteers to host morning coffee for the future months. If you would like to host, please 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.

Neighborhood Matters

It is The Hurricane Season!

In Florida, there are only two seasons: the wonderful winter and hot hurricane season. We are now in the hurricane season. The sea temperatures are at a record high; in south Florida the sea temperature reached a record 101F. Hurricanes are driven by high sea surface temperatures, higher the sea temperatures, higher the intensity of hurricane intensity. Being prepared for the Hurricane is very important as we experience the effects of climate change.

We have received some general instructions for hurricane preparedness from the Board. *However, hurricane preparedness is a community responsibility, the Board is not responsible for it.* When impacted by a hurricane, we as a community need to check if everyone in the building is safe and make sure everyone gets the help they need. Having a “floor captain” who is in touch with everyone on their floor is a good start. We urge residents on each floor to organize.

In addition to the suggestions for hurricane preparation we received from the Board, here are a few things you might also consider:

Power Station and LED Camping Lights: When there is electrical power failure is good to have backup electrical power to charge cell phones, computers and for basic lighting. A *chargeable, portable power station* used by campers can be used to for this purpose. They are available at Amazon and come in capacity ranging from 200 to 1,000 watt-hours (Wh). Jackery is a popular brand. They are rechargeable and have both 110V and 12V inputs to charge the unit and USB, 12 Volt and regular 110V power output sockets. Some power stations can be charged using solar panels, sold as an option. In addition, LED camping lights are a very convenient option for lighting. Some can also be used like a flash light. Like a cell phone, they are chargeable thorough a USB connector.

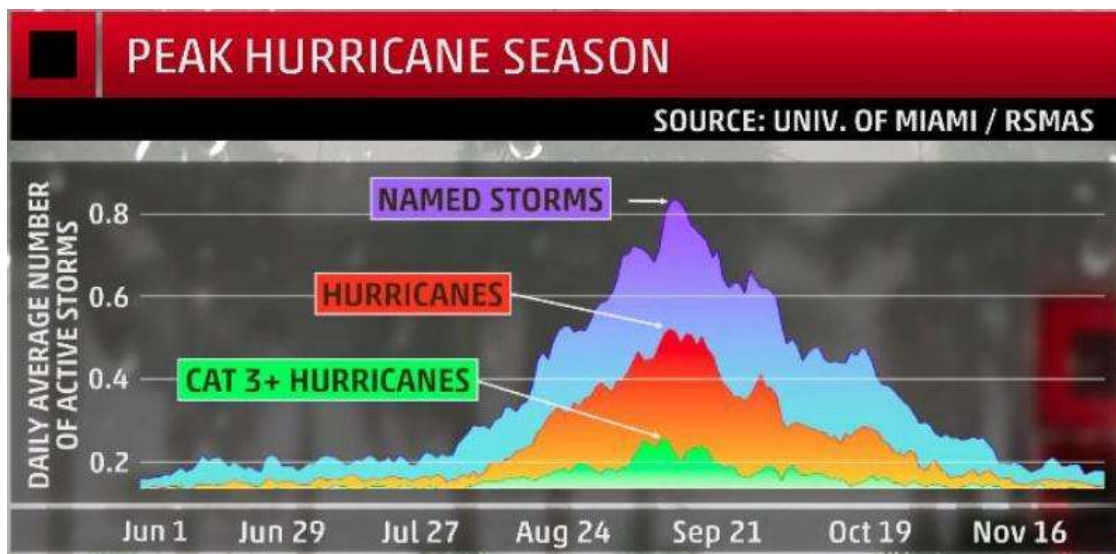
How much energy is, say, 300Wh? It can be used to power phone, laptops and LED lights for a week with limited usage. The 300Wh is not sufficient to do any cooking.

- 3-5Wh is needed to fully charge a LED camping light.
- 12-15Wh is needed to fully charge a cell phone.
- 50-70Wh is needed to fully charge a laptop.

The 110V socket is suitable for devices that use 100-200W or less. Even a larger 1000Wh power stations is *not adequate to power an electric stovetop*, or a microwave which typically are 800-1000W appliances. Powering a 1000W single-burner electric stove for 6 min requires 100Wh or 10% of the energy in the 1000Wh power station; enough to heat water for soup or for a cup of tea but not much more.

General Hurricane Information

- The figure below shows how the hurricane activity varies during the hurricane season. As the sea waters warm, the hurricane activity increases and peaks around the month of September.



- The figure below shows the relative risk of a hurricane landfall along the coast of Florida. *Tampa Bay is the safest region on the gulf coast with a 1 in 25 chance for a hurricane landfall*; Jacksonville is the safest coastal city in Florida with a 1 in 100 chance! Hurricanes make landfall more frequently on Florida's southern coast. Of course, a hurricane could cause a lot of damage along its path in addition to the damage it will cause where it made a landfall.



Board and Association Matters

- ***Painting and Sealing the Building:*** Work on painting and sealing the building is proceeding smoothly, with no major weather-related interruption. Work on the front side of the building was completed. Next, the west side of the building (15th Street) will be sealed and painted, then the rear side (2nd Ave) and finally the east side of the building (14th Street). Covered parking will be painted after the building.

- ***Milestone Inspection Report.*** The Board has received the Milestone Inspection Report from Universal Engineering Sciences which conducted the inspection. A copy of the summary was sent to owners. The most recent Florida Statute requires that the copy of the Milestone Inspection Report Summary be sent to owners within 45 days after receiving it. The full report will be posted on the Riverview website.

No substantial structural deterioration was noted in the report, which is the Summary Report of Phase 1. Since no structural issues were observed, Phase 2 of the inspection was not recommended. The report made recommendations to maintain the structural integrity of the building and these are being addressed.

- ***Bright Lights in Covered Parking Area.*** To dissuade vandalism, energy efficient bright LED lights have been installed in the covered parking garage. The Board is yet to consider a surveillance camera system.

- ***Budget Amendment and Updated Quarterly payments.*** A budget amendment has been passed and the quarterly payments have been raised to meet the higher budget needs. Instructions for making payments have been emailed and invoices for the 3rd and 4th quarter fees have been mailed. If you have not received an invoice and are still unsure of how to pay the 3rd Quarter Fees, please contact Board Treasurer or the President.

Special Assessment: In view of the extensive and much needed work on the building, a Special Assessment is expected.

The procedure for a Special Assessment as stated in our declaration is (Section VI-D, page 15 of 30):
“*Special Assessments: Special assessments shall be made only after written notice thereof to the unit owners. After such notice, and upon approval in writing of a majority of the voting interests of the Association, the assessment shall become effective and shall be due after thirty days notice thereof in such manner as the Board of Directors or the Association may require. The written notice must be sent or delivered to each unit owner and shall specify the purpose or purposes of the special assessment. The funds collected pursuant to a special assessment shall be used only for the specific purpose or purposes set forth in such notice, or returned to the unit owners. However, upon completion of such specific purpose or purposes, any excess funds shall be considered common surplus. (See Sec. 718.116(9) F.S. as amended, 1984.)*”

- The Condo board is getting closer to calculating the total net assessment required to repair our condo. *The items needing urgent repair and painting include:* red shingle portion of the roof; doing patch work on the rubberized portion of the roof; some loose balcony railings using resin injection; some exterior wall stucco; recaulking of exterior windows and doors; painting and sealing all exterior surfaces. The

cost might also include a new 20-year warranty for the rubberized portion of the roof. The original rubber roof had a multiyear warranty. It is unclear why this warranty is not covering the rubber roof repair. An explanation would be helpful.

The condo owner shortfall assessment from the current reserve funds is estimated at \$132,000. This estimate does not include the cost of replacing the shingles on the carport. Excellent Board work found high quality, lower cost suppliers saving owners double that amount. In the future, we must develop reserve funds to redo the carport roof. Larger than projected stucco repair costs may cause a variance from current assessment estimates.

Roof and Shingles. There are no reserve funds in the budget for replacing the shingles. During the 13 July meeting, the Board voted to accept Munyan's bid of \$85,000 to replace the shingles and patching the roof as needed with a 20-year warranty. Additional amount needs to be budgeted for contingency. Contractors who inspected the roof and the shingles have noted serious deterioration of the shingles and said that it is a likely cause of water intrusion. In addition, the contractors noted that several parts of the roof are in need of repairs, though the roof as a whole is in a fairly good condition. Why the roof with a 40-year warranty is not being repaired by the installer and whether or not there is currently a service contract that should be covering all roof repairs has not been explained. Answers to these questions might be sought in future Board meetings.

- *Management and Audit.* Management Hiring Committee has received eleven proposals. Three companies will be interviewed. It is expected that a management company will be hired in August. The Auditor of the Association accounts has still not received the required documents from All Florida Services.

- Minutes of 21 June and 13, July Board meetings, that have not yet been approved by the Board, are posted on the Riverview Website.

- The next Board meeting will be during the first or second week of August.