



# *The Riverview Community Newsletter*

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

*An informed community is an enriched community*

## **Annual Meeting Supplement**

**It is important to attend the Annual Meeting of Owners (Association Members) on 1 April, 2023, at 1:00 pm, in the lobby. Quorum is a majority of voting interests. At this meeting, we will vote for a new Board.**

**• Ken Altergott will be President Again Until the Annual Meeting on 1 April.**

We reported earlier that Ken Altergott had resigned his position as the President. At the Board Meeting on 13 March, two out of the three Board members, Ken Altergott and Mike Palladino, were present. These two Board members reelected Ken Altergott as the President, until the next annual meeting.

**• A Budget for the Year 2023 Has Not Yet Been Adopted.**

At the Board Meeting on March 13<sup>th</sup>, following a discussion about the budget, it was decided that the budget will be prepared by a Budget Committee consisting of the Treasurer, Jone Flanders, Charles Zajackowski, and Larry Thomas. Charles Zajackowski has served on the Board as a Treasurer and knows the budget well; Larry Thomas is a Certified Public Accountant.

Treasurer, Jone Flanders, has the budget prepared by the Budget Committee ready for presentation. However, our Manager, Ms. Margaret Kennedy, sent an email to owners that said, *"I am sending this out at the request of the President of the Board. There will not be a scheduled budget meeting until the audit is completed."* President, Ken Altergott, has not provided any explanation for his decision.

**Point to Note:** *Our Association is in violation of the current Florida Condominium Act that requires a board to adopt the annual budget at least 14 days prior to the start of the association's fiscal year. In the event the board fails to adopt the annual budget by this deadline, the previous year's budget will continue.*

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

## • What About the Annual Audit of the Association Accounts?

At the Board meeting on March 13<sup>th</sup>, we were informed that the annual audit of our accounts is currently being conducted. The Board/Management has not yet informed the owners when audit will be completed, when a copy will be sent to all owners and how much the audit will cost.

According to our By-laws (VI.4) *“An annual audit or a fiscally sufficient review of the accounts of the Association shall be made by a Certified Public Accountant, and a copy of the report thereof shall be furnished to each member not later than April 1<sup>st</sup> of the year following the year for which the report is made.”*

## Election of a New Board

*The Ombudsman has Appointed an Election Monitor.* As was reported in the March issue of the Newsletter, concerned owners have requested the Ombudsman’s office to monitor the election of our Board. A letter stating that the Ombudsman has appointed Ms. Keena Wood as the election monitor was sent to our manager, Ms. Margaret Kennedy. As stated in this letter, the management is required to provide *“...a current list of qualified voters as well as all voting certificates on file.”* A copy of the letter is attached to this Newsletter.

### Points to Note:

- Florida Statutes do not allow proxies in a condominium Board election.
- At this election, 6 Board members (Directors) will be elected. The candidates who receive the three highest number of votes will serve a two-year term as Directors. The remaining three elected Directors will serve until the next annual meeting.
- As per our by-laws (III.4) *“The organization meeting of a newly-elected Board of Directors shall be held within ten (10) days of their election ..... and no further notice of the organizational meeting shall be necessary provided a quorum shall be present”*. Generally, at this organizational meeting, executive officers of the board, the President, Vice President, Treasurer and the Secretary are elected by the Board of Directors from the Board’s membership.

## Your Vote Counts

**The election of a new board on 1 April is very important. The new Board will be addressing many major issues regarding our building and we need a Board that will abide by Florida Statutes and our condominium By-laws. To assist you in making an informed voting decision, statements filed by candidates running for the board, in alphabetical order of their names, is attached.**

Melanie S. Griffin, Secretary

Ron DeSantis, Governor

CERTIFIED MAIL NO. 7016 0600 0000 9395 6448  
RETURN RECEIPT REQUESTED

March 16, 2023

All Florida Services Management  
Margaret Kennedy, CAM  
2831 Ringling Blvd. Suite 218 F Sarasota, Fl. 34237

**RE: Notice of Appointment of an Election Monitor for The Riverview Association, Inc.**

Dear Ms. Kennedy,

You are hereby notified that this office has received a Petition for Appointment of an Election Monitor for the condominium association referenced above. The petition has been reviewed and determined to be complete and sufficient in order to appoint an election monitor.

Pursuant to the provisions of section 718.5012(10), Florida Statutes, and Rule 61B-23.00215, Florida Administrative Code, **Ms. Keena Wood**, has been appointed to serve as election monitor who will conduct the election of directors at the association's annual meeting on **Saturday, April 1st, 2023, at 1:00 PM in the lobby area, located at 1400 1st Ave. W., Bradenton, Fl. 34205**. The election monitor will contact you in advance of the election date. In anticipation of this contact, please plan to provide the election monitor with a current list of qualified voters as well as all voting certificates on file.

Please be advised that according to Florida law all costs associated with the election monitoring process shall be paid by the association. The monitor may require the association to pre-pay all or part of the reasonable fees and costs.

In the event you have any questions, please do not hesitate to contact the Office of the Condominium Ombudsman at 954-202-3234.

Thank you in advance for your anticipated cooperation.

Sincerely,



Spencer E. Hennings, Esq.  
Florida's Condominium Ombudsman



## **Board Candidate Statements & Bios in Alphabetical Order of Names**

### **Brian Casey**

April 1 we must vote for change. New blood. We need professional Board supervised building management, an end to dictatorial style, respect for women board member and owners, improved transparency, a committee system to work on big problems, an end to cronyism, attention to timely audits and warranty management. (Eg. roof). Too much money has been spent on lawyers by building management without clear board direction.

The new board must act more quickly in emergencies. Ten months for hurricane repair completion is unacceptable. Even longer?

Building management must be more professional. Our paint and waterproofing (life cycle 5-7 years) are at least 13 years old. Our water damage is caused by this failure among others. No systematic data collection on damage to aid insurance claims was done. Total Board was not active enough on insurance issues. Insurance appeal is needed. Thankfully our Building management firm has resigned. Required annual financial audits have been missed for two years.

We need to revise our condo founding documents to allow effective governance. Condo law is clear but has been oddly interpreted at Riverview. The Condo association is responsible for the entire exterior structure: windows, all doors, electrical, roof, parapet, plumbing, parking garage, paving, elevators etc. to the interior paint. The new board must develop a staged plan to replace window and sliding, financed so all owners can afford the fees. Credits must be given to owners who replaced doors and windows themselves. Some board members told the engineer 47 year old windows and doors leak less than new hurricane windows. \$250 lost key replacement! This foolishness has to stop.

We must finish repairing plumbing and roof down spouts to prevent sewage floods and unit flooding. We need comprehensive reserves to prevent financial shocks like the one we face. Let's fight current hurricane insurance claim rejection. Zero dollars payout is wrong. Our building will need a lot of repairs but we must prioritize what we can afford. Balconies were put in the tender making staging repairs difficult. Ripping up balconies should be done selectively only after fixing building structures. Stucco and waterproofing must be done first. The new Florida Condo law may make these types of changes mandatory. Let's work as a team to solve our issues.

## **Christopher D. Flanders**

1400 1st Ave. W. #704  
Bradenton, FL 34205  
Cell – (808) 987-1228  
[flanderscd@gmail.com](mailto:flanderscd@gmail.com)

### **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 Flanders**

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.