

THE RIVERVIEW ASSOCIATION, INC.

BOARD MEETING MINUTES

1/24/24, 11:00 am

- Meeting called to order at 11:07am
- Directors Attending: President Jill Hershfield, Vice President Angela Taylor, Treasurer Charles Zajackowski, Secretary Lisa Kelley, Director Ken Altergott. Directors Dilip Kondepudi and Brian Casey were on Zoom.
- Determination of Quorum: Yes
- Proof of Notice of Meeting: Yes, email with zoom link and Agenda was sent to owners and posted on community board 48 hours in advance.
- Approval of Minutes: Motion was made by Ken, seconded by Charles, to approve the minutes of the 1/9/24 Board meeting. All approved.

Reports

Financial

- 2023 annual reports: still working on them should be done in February
- 1st quarter dues: working through issues with Associa,
 - Lisa to send an e-mail out stating “We know we have had problems and every problem may be unique. We know there are errors. If you are still concerned, send your inquiry to Charles and he will get it handled..
 - A question brought was up regarding parking garage reserve assessment.
- Maintenance – Nothing to report

Old Business

- SIRS: Assoc is getting three bids

New Business

- Committees

- Maintenance: Angela, Ken, Mike P

Ken & Angela will lead; community volunteers are welcome. Mike P stated he would assist in the summer when Ken and others may be gone. Associa and Riverview Interface – Asked for volunteer to manage emergency issues (**We need a Volunteer**).

The Committee will review current procedures and plans with current vendors; Mary & Bob, Pest & Landscaping, and Otis. Jill will continue to manage others for now.

- Finance: Charles, Larry, Lisa, Brian
- Unit Renovation: Jill for now as this should be handled by Associa
- Sales & Leases: Associa
- Orientation: Brian and Jill **We need an owner, please volunteer**)
- Compliance – A team of board director and owner is ideal to check unit after renovation and prior to sale/lease

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- Townsq – Lisa asked for access to manage calendar and send community e-mails
- Fining – **We need a Volunteer as this cannot be a Board member.** Limited time investment. Jill explained the procedure is clearly stated in the Florida Condominium Act and our documents.
- Website: Angela & Dilip
- Beautification: Brian, Teresa
- Events: **Need Volunteers!** Social events are the responsibility of the community. DA will continue to do Coffee Morning Social.
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Owner Comments and Discussion

- Mike P – stated he would help with maintenance in the summer. Charles also stated he would help.
- Ken – Wants to know if Board can add a reserve line item without 75% approval (community vote) if greater than 10K.

Adjournment: Motion was made by Lisa, seconded by Ken, all approved.