

**THE RIVERVIEW ASSOCIATION, INC.**  
**Board of Directors Meeting**  
**February 12, 2024**  
**Minutes**

**Call to Order:** President Jill Hershfield called the meeting to order at 11:05 am at the Riverview multi-purpose room.

**Determination of Quorum and Confirmation of Proper Meeting Notice:** Present were President Jill Hershfield, Vice President Angela Taylor (Zoom), Treasurer Charles Zajackowski, Secretary Lisa Kelley (Zoom) and Directors Ken Altergott and Brian Casey. A quorum was established. Also present was Linda Chapman, LCAM, CMCA®, (Zoom) representing Associa Gulf Coast. The agenda was posted in accordance with the Florida Statutes.

**Approval of Previous Meeting Minutes:** A *motion* was made by Ken Altergott, seconded by Charles Zajackowski, to approve the minutes of the January 20, 2024 Organizational Board meeting. ***The motion passed unanimously.*** A *motion* was made by Brian Casey, seconded by Ken Altergott, to approve the minutes of the January 24, 2024 Board meeting. ***The motion passed unanimously.***

**Board Member Resignation:** Director Dilip Kondepudi resigned from the Board on 01/27/24. A *motion* was made by Jill Hershfield, seconded by Ken Altergott, to appoint Mike Palladino to the Board to complete Dilip Kondepudi's term. ***The motion passed unanimously.***

**Financials:** The December 2023 Financials have not been completed because of missing financial information from the previous management company. The 2023 Financial Review will be done after the December Financials are completed.

**Carport Assessments:** Charles Zajackowski explained how he calculated the carport assessments. A *motion* was made by Jill Hershfield, seconded by Mike Palladino, to establish a committee to look into the carport operating and reserves calculation. Angela Taylor will chair the committee. ***The motion passed unanimously.***

**SIRS (Structural Integrity Reserve Study):** Two proposals were received. Linda Chapman is expecting to receive a third proposal this week.

**Maintenance:** Bob Clouser, Inca Millworks, resigned because he said he was missing payments. The Board discussed the situation and agreed to bring Bob back from March 1-December 31.

**Fining Committee:** No owners have volunteered to join the committee.

**Unit 303 Lease:** Unit 303 is being rented for 6 months, beginning March 1.

**Adjournment:** A *motion* was made by Jill Hershfield, seconded by Ken Altergott, to adjourn the meeting. ***The motion passed unanimously.*** The meeting adjourned at 12:50 pm

Respectfully submitted,

Linda Chapman, LCAM, CMCA®  
Community Association Manager