

THE RIVERVIEW ASSOCIATION, INC.
Board of Directors Meeting
May 23 2024
Minutes

Call to Order: President Jill Hershfield called the meeting to order at 10:00 am in the Riverview multi-purpose room.

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

Approval of Previous Meeting Minutes: A *motion* was made by Jill Hershfield, seconded by Charles Zajackowski, to approve the minutes of the March 20, 2024 Board Meeting. ***The motion passed unanimously.***

Reports:

Finance: Charles Zajackowski is still working with Associa to complete the December 2023 Financials. The 2023 audit started this week, and he sent information to the auditors. The owner ledgers will be updated, and he will notify owners about the amount of their revised balances.

President: Jill Hershfield reported that Bob Lindsey (Acentria) suggested that the current non-property insurance policies be renewed on June 6 and be set up to renew on August 1 at that the same time as the property policy. He will remarket the entire insurance package with an August 1 renewal date. All of the policies will renew on August 1 which will simplify the insurance renewal process. He also recommended an elevation certificate be obtained in order to reduce the flood insurance cost. A *motion* was made by Mike Palladino, seconded by Charles Zajackowski, to approve the Leo Mills & Associates proposal to prepare an elevation certificate for \$1,500. ***The motion passed unanimously.***

Vendor Contracts:

Farrow Pest Services: Mike Palladino is not happy with Farrow Pest Services. Linda Chapman asked a NaturZone representative to meet with him and submit a proposal.

Green Thumb: Mike Palladino is happy with Green Thumb Landscape Management and does not see a need to get landscape company proposals at this time.

Spectrum: Lisa Kelley is in contact with Spectrum to negotiate the renewal of the agreement which expires on November 30, 2024.

Digital Application for Sales/Lease Prospects: The online Tenant Evaluation application for sales and leases is "live". The revised welcome letter for prospective residents and the Sales/Lease Guidelines are being finalized. Associa will manage the sales/lease process. Mike Palladino will do the compliance inspection of units that are being sold or leased.

Elevator Door Lock Monitoring System: Otis Elevator and Nouveau Florida submitted proposals. The Board will review the proposals.

SIRS Inspection: The inspection will be done on May 30.

Fining Committee: A *motion* was made by Angela Taylor, seconded by Jill Hershfield to appoint Eugene Begley, Geri Kenyon, and Larry Thomas to the Fining Committee. ***The motion passed unanimously.***

Volunteers for Committees: Jill Hershfield said that members are needed for committees and encouraged owners to volunteer.

Hurricane Preparation: The Board discussed sending an email to owners reminding them about owner responsibility for hurricane protection such as removing items from balconies in the event of a named-storm warning.

Adjournment: A *motion* was made by Mike Palladino, seconded by Jill Hershfield, to adjourn the meeting. *The motion passed unanimously.* The meeting adjourned at 11:27 am.

Respectfully submitted,

Linda Chapman, LCAM, CMCA®
Community Association Manager