

THE RIVERVIEW ASSOCIATION, INC.
Board of Directors Meeting
August 1, 2024
Minutes

Call to Order: President Jill Hershfield called the meeting to order at 9:33 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 (Zoom) Charles Zajackowski, Secretary Lisa Kelley and Director Brian Casey (Zoom). A quorum was established. Also present were Linda Chapman, LCAM, CMCA® and Jamie Patterson, LCAM, CMCA®, AMS® 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 May 23, 2024 Board Meeting. ***The motion passed unanimously.***

Reports:

President: Jill Hershfield reported that Linda Chapman has been working on the sales and lease packets that will be sent to owners when they have their units for sale or lease. She led a discussion about how to recruit volunteers to run for the Board.

Finance: Treasurer Charles Zajackowski provided an estimated 2023 Profit & Loss Statement, an estimated 2024 Profit & Loss Statement as of July 31, 2024, and the reserve cost analysis of project spending.

SIRS: The draft report has been completed. Mike Palladino called Universal, and they will try to send the final version this week. It will not differ from the draft report. The final report will be added to the website when we receive it.

Maintenance: Mike Palladino submitted the following report: The new pest control company recommended by Linda Chapman is excellent. They visited a number of units that had some issues. They also come the same time every month and notify us which makes the ground floor units happy.

Green Thumb is fine. They respond quickly to any issues we have. The lobby is freshly painted except for a few touch ups. On August 5th, Bob will paint the conference room. This week Bob will be pressure washing around the building . Between Mary and Bob, the building is very clean and in good shape.

Called Universal and they will try to get us the final SIRS report this week, which will not differ from what we already have.

Old Business:

Spectrum Contract: Lisa Kelley reported that the new contract will have the same pricing as the current contract but it will also include internet. A *motion* was made by Charles Zajackowski, seconded by Angela Taylor, to approve the new Spectrum contract. ***The motion passed unanimously.***

Building Insurance: Jill Hershfield reported that all of the insurance policies are now in sync with the same renewal date of August 1. The total cost of the policies is \$78,471.12 which will be financed through IPFS Corporation. The down payment is \$6,536.65. The amount to be financed is \$71,934.47, and the finance charge is \$3,148.45.

Elevator Door Lock Monitoring System: Noveau Florida's November 2023 proposal was \$13,000. Otis Elevator's July 2023 proposal was \$15,156. Both proposals have expired. New proposals will have to be obtained, and Lisa Kelley will obtain additional proposals.

Adjournment: The meeting adjourned at 10:58 am.

Respectfully submitted,

Linda Chapman, LCAM, CMCA®
Community Association Manager