

THE RIVERVIEW ASSOCIATION, INC.
Board of Directors Meeting
September 18, 2024
Minutes

Call to Order: President Jill Hershfield called the meeting to order at 9:32 am in the Riverview multi-purpose room.

Determination of Quorum and Confirmation of Proper Meeting Notice: Present were President Jill Hershfield (Zoom), Treasurer Charles Zajackowski, Secretary Lisa Kelley and Directors Ken Altergott (Zoom) 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 August 1, 2024 Board Meeting. ***The motion passed unanimously.***

Resignation of Angela Taylor, VP: A *motion* was made by Jill Hershfield, seconded by Charles Zajackowski, to accept Angela Taylor's resignation from the Board. ***The motion passed unanimously.*** A *motion* was made by Lisa Kelley, seconded by Charles Zajackowski, to appoint Larry Thomas to complete Angela Taylor's term. ***The motion passed unanimously.***

Reports

Finance: Treasurer Charles Zajackowski said that he is waiting for corrections to the December 2023 Financials. There will be no 2024 Financials until the December Financials are approved. He will send the adjustments for the 2023 assessments for carport insurance to the carport owners. He sent the proposed 2025 budget to the Board for review and suggestions. The proposed budget will be mailed to the owners and will be approved at the October Board Meeting.

Maintenance: Mike Palladino provided an update on the Unit 306 renovation and the Unit 701 concrete repairs. The water heaters in the individual units will be checked for their installation dates.

Website Management: Fred Hart is putting the association documents required by the 2024 Condo legislation on the website. The Board discussed getting a proposal for a new website.

Old Business:

Elevator Door Lock Monitoring System: A *motion* was made by Lisa Kelley, seconded by Charles Zajackowski, to approve Nouveau Florida's proposal to install the elevator door lock monitoring system for \$13,000. ***The motion passed unanimously.***

Building Windows: Discussion deferred to November Board Meeting.

New Business:

Annual Meeting: Linda Chapman completed and submitted the Annual Meeting questionnaire to the Becker law firm so they can prepare the First Notice. Jill Hershfield suggested polling owners to find out if they would support amendments to the Declaration concerning leasing, insurance, soundproofing for flooring other than carpeting, and water heater replacement.

Renewal of Associa Contract: A *motion* was made by Mike Palladino, seconded by Charles Zajackowski, not to renew the Associa contract. ***The motion passed unanimously.***

Adjournment: The meeting adjourned at 11:00 am.

Respectfully submitted,

Linda Chapman, LCAM, CMCA®
Community Association Manager