

**THE RIVERVIEW ASSOCIATION, INC.**  
**Annual Meeting**  
**January 20, 2024**  
**Minutes**

**Call to Order:** President Jill Hershfield called the meeting to order at 1:30 pm in the Riverview multi-purpose room.

**Election of Chairman of the Meeting:** A *motion* was made Ken Altergott, seconded by Sandy Secondo, to elect Jill Hershfield the Chairman of the meeting. ***The motion passed unanimously.***

**Determination of Quorum and Confirmation of Proper Meeting Notice:** There were thirty-one owners present in person or by proxy. A quorum was established . The agenda was mailed to owners and posted in accordance with the Florida Statutes.

**Approval of Previous Meeting Minutes:** A *motion* was made by Charles Zajackowski, seconded by Sandy Secondo, to approve the minutes of the 2023 Annual Meeting. ***The motion passed unanimously.***

**Election:** There were four candidates for the four open positions on the Board: Brian Casey, Lisa Kelley, Dilip Kondepudi, and Angela Taylor. They were automatically elected to the Board..

**Vote on Proposed Amendments:**

- |   |             |
|---|-------------|
| • Proposed Amendment to Declaration;              | Yes-25 No-5 |
| • Proposed Amendment to Articles of Incorporation | Yes-24 No-6 |
| • Proposed Amendment to Bylaws                    | Yes-25 No-5 |

36 yes votes are required for the amendments to pass. The proxies are valid for 90 days. The Annual Meeting was adjourned until April 20 at 10:00 am.

**Reconvene:** Jill Hershfield called the reconvened Annual Meeting to order on April 20 at 10:00 am. No additional yes votes were submitted for the proposed amendments. All of the amendments failed.

**Adjournment:** The meeting adjourned at 10:05 am.

Respectfully submitted,  
Linda Chapman, LCAM, CMCA®  
Community Association Manager

**PROPOSED AMENDMENT  
TO THE  
DECLARATION OF CONDOMINIUM  
OF  
THE RIVERVIEW, A CONDOMINIUM  
AND THE  
ARTICLES OF INCORPORATION AND BY-LAWS  
OF  
THE RIVERVIEW ASSOCIATION, INC.**

(Additions indicated by underlining, deletions by ---)

***Proposed amendment to Article XIV, Section B to read as follows:***

Section XIV. AMENDMENT OF DECLARATION OF CONDOMINIUM.

This Declaration of Condominium shall be amended in the following manner:

B. Resolution Proposing Amendment. A resolution proposing an amendment of this Declaration of Condominium may be proposed either by the Board of Directors of the Association or by the apartment owners meeting as members of the Association. ~~Owners of voting interests not present in person or by proxy at the meeting in which the proposed amendment is considered may express their approval in writing, provided such approval is delivered to the Secretary of the Association at or prior to the meeting.~~ The adoption of the proposed amendment is required to be by the affirmative vote of not less than 75% of the members voting in person or by proxy once a quorum is established ~~voting interests of the Association. The aforementioned written expression of approval of an absent owner of a voting interest shall be deemed a part of the specified 75% required for adoption of the amendment.~~

***Proposed amendment to Article IX, Section 2 of the Articles of Incorporation entitled "Amendments" to read as follows:***

ARTICLE IX  
AMENDMENTS

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

2. A resolution adopting a proposed amendment must receive an approving vote of not less than 75% of the members voting in person or by proxy once a quorum is

~~established of the Association. Members not present at the meetings considering the amendment may express their approval in writing.~~

***Proposed amendment to Section VIII, Section 2, of the By-Laws to read as follows:***

Section VIII. AMENDMENTS.

Amendment to the By-Laws shall be proposed and adopted in the following manner:

2. A resolution adopting a proposed amendment must receive approval of 75% of the members voting in person or by proxy once a quorum has been established ~~voting interests of the Association. Owners of voting interests who will not be present at the meetings considering the amendment may express their approval in writing provided such written approval is delivered to the Secretary of the Association prior to the meeting to which it pertains.~~