

THE RIVERVIEW ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
DECEMBER 17, 2024 9AM
Meeting Minutes – Approved

Call to order at 9:04 am

Confirmation of meeting notice

Determination of Quorum – Present; Jill Hershfield, Ken Altergott, Mike Palladino, Larry Thomas Lisa Kelley, Charles Zajackowski, Brian Casey and Margaret Kennedy from All Florida Services Management, Inc.

Approval of past meeting minutes from November 26, 2024, Jill Hershfield made motion to accept the minutes as presented, Ken Altergott 2nd all in favor.

Introduction of New Association Manager and Firm, Margaret Kennedy from All Florida Services Management, Inc.

Treasurer's Report: Charles Zajackowski – Transition from Associa, audit being done by Devon CPA firm, waiting for reconciled bank accounts and financials from Associa, past dues, which Margaret from AFSM will handle.

Maintenance report: Mike Palladino reported might need new roof, current roof put on 14-15 years ago only had a 20 yr warranty. Issues with elevator up and running currently. Entry system is being worked on, should be fixed; new awning end of January/February of 2025 for installation

Old Business:

Discussion of roof whether to repair or replace, pursuant to insurance and SIRS 2030 mandatory to replace roof. Motion made by Mike Palladino to replace the roof instead of repair Lisa Kelley 2nd discussion will obtain 3 bids, all in favor, Brian Casey voted no.

Obtaining bids on stacks to be lined

Charles Zajackowski made motion to adjourn and Lisa Kelley seconded.

Meeting adjourned 10:13 am

Respectfully submitted,

Margaret Kennedy
Association Manager
All Florida Services Mgmt.