

THE RIVERVIEW ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Monday, February 17, 2025 9:00 am
Meeting Minutes – Approved

Call to order at 9:00am

Confirmation of meeting notice

Determination of Quorum – Present; Mike Palladino, Larry Thomas, Lisa Kelly, Nick Garbowski, Brian Casey, Teresa Vandebark and Margaret Kennedy from All Florida Services Management, Inc.

Minutes from January 3, 2025 were reviewed Motion made by Larry Thomas to accept minutes, Mike Palladino 2nd all in favor.

Old Business:

Update on Stacks: this should be done at the end of April

Update on Awning: this should be installed 24th or 25th of February

Mike Palladino made motion to rescind the December motion to have a new roof done, Larry Thomas 2nd, discussion, all in favor.

Larry Thomas made motion to have Manson roofing repair the roof which cost is between \$50,000 and \$60,000, approval of up to \$75,000 to repair roof, Lisa Kelly seconded, all in favor.

Elevator inspection for end of March

Obtain bids for elevator modernization from Right-Way elevator, Florida Elevator, Otis elevator and TK Elevator.

New Business:

Wind Mitigation/Appraisal: These need to be done in 2026, so will be budgeted for

Bluebook: Volunteers to update

Treasurer's Report:

Larry reviewing all documents

Lisa Kelly made motion to adjourn meeting Mike Palladino seconded all in favor

Meeting adjourned 10:14 am

Respectfully submitted,

Margaret Kennedy
Association Manager
All Florida Services Mgmt.