

NOTICE OF SPECIAL MEMBERS' MEETING

THE RIVERVIEW ASSOCIATION, INC.

TO ALL MEMBERS:

On TUESDAY JANUARY 6TH, 2026 at 9:30 am at the MULTIPURPOSE ROOM 1400 1st Avenue W, Bradenton, FL 34205, a Special Meeting of members will be held for the purposes of set forth below and such other business as may lawfully be conducted. **You may participate/observe the meeting via Zoom at the following:**

Join Zoom Meeting

<https://us02web.zoom.us/j/81649128694?pwd=IbPqrRhFPKvABiRwfW0Gv0kATC2ZXH.1>

Meeting ID: 816 4912 8694

Passcode: 162977

+13052241968

The agenda for the meeting will be the following:

AGENDA

- 1) Certifying Quorum - Call to order**
- 2) Proof of Notice of Meeting**
- 3) New Business**
 - a. Vote to approve a special assessment as follows:**
 - i. Elevator Modernization \$149,184.00 (Balanced owed)**
 - ii. Elevator car Update \$13,000.00**
 - iii. Exterior Carpet Replacement/walkways \$99,537.00**
 - iv. Stacks Relining \$83,360.00**
- 4) Adjournment**

At least Fifty-one (51%) of the total eligible voting members (a quorum) must be present, in person or by proxy, at the meeting, in order for the business to be

conducted. It is therefore **VERY IMPORTANT** that you either attend or **provide a proxy.**

Please note the following information about **PROXIES**: a **proxy** is for the purpose of appointing **another person** to vote for you in the event that you might not be able to attend the meeting. The proxy must be signed by the person authorized to cast the vote for the Unit. All Owners of Units are subject to assessment by the Association shall be entitled to one (1) vote per each unit owned. If more than one person holds an interest in any Lot, all such persons shall be Members, and the vote for such Lot shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any such Unit, nor shall any split vote be permitted with respect to such Unit.

The proxy must be submitted to the Association Manager at least 24 hours before the designated time of the meeting, or any adjournments thereof. The Association prefers that original signed proxies be received before the meeting. Proxies may be hand-delivered or mailed to the Association at: **c/o All Florida Services Management, Inc, 2831 Ringling Blvd, Ste. 101A, Sarasota, FL 34237** or hand-delivered to the Multipurpose room drop box on site. Florida Law does permit the use of electronic transmission for proxies. If you prefer to scan your proxy attach it in PDF® or other readily utilized format, you can e-mail it to: Margaret@afsmgmt.com.

Again, please be sure to either attend the Special Meeting or submit a proxy. Thank you for your assistance in conducting the business of your Association.

DATED: December 23, 2025

BY ORDER OF THE BOARD OF DIRECTORS

Margaret Kennedy

Margaret Kennedy, Manager

This notice has been emailed, mailed or delivered to all Owners and posted on the Association Property at least fourteen (14) days in advance of the meeting referred to above.