

**RIVERSIDE CLUB OF FORT MYERS
CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
FEBRUARY 15, 2016**

CALL TO ORDER: The meeting was called to order at 5:00PM by Judy Willingham, President.

CERTIFICATION OF QUORUM: A quorum 4 of 4 Board members was present. Also present was Lori Cline CAM, CMCA, AMS and Dan Cline, CAM of Sandcastle Property Management and several unit owners.

PROOF OF NOTICE: The notice of the meeting was posted in accordance with the By-Laws of the Association and Florida Statute.

APPROVAL OF MINUTES –JANUARY 18, 2016: A motion was made by Vince Yambrovich and seconded by Mike Donorfio to approve the minutes. Motion passed.

APPROVAL OF MINUTES - JANUARY 26, 2016: A motion was made by Judy Willingham and seconded by Vince Yambrovich to approve the minutes. Motion passed.

BOARD VACANCY: Judy Willingham stated that Allen Kavanaugh sold his unit and is no longer on the Board. She also stated that the Board feels it important to appoint an additional member. A motion was made by Judy Willingham and seconded by Vince Yambrovich to nominate Eric Chavez to the Board. Motion passed.

APPROVAL OF THE DECEMBER 2015 REPORT: A motion was made by Rick Luke and seconded by Mike Donorfio to approve the December 2015 financial report. Motion passed.

MANAGERS REPORT: Dan Cline Reported

POOL REPAIRS & LEE COUNTY HEALTH DEPARTMENT INSPECTIONS: A 6 item violation list, down from the original 18 violations, is currently being worked on.

NAPLES FIRE PROTECTION, INC. INSPECTIONS/PROPOSALS: Naples Fire is the new contractor who replaced Florida Fire and the Board was forwarded their inspection report earlier today. A motion was made by Vince Yambrovich and seconded by Rick Luke to approve the proposal from Naples Fire in the amount of \$625 to evaluate the PIV main supply valve. Motion passed.

COOLING TOWER WORK – COMPLETED, PENDING & RECOMMENDED: The strainer was installed and is working well. Additional cooling tower proposals to follow from Hill York outlining a 3-year plan to enhance the efficiency and reliability of the system. AWT has been asked to RFP on tower chemistry maintenance.

OLD BUSINESS:

SPECTRUM PAINTING UPDATE/CONSIDERATION OF ADDITIONAL CHANGE ORDERS: Judy Willingham asked Spectrum for the cost to do some additional grinding to give a better surface on the front of the building only. The cost for this was \$14,220 which was not approved. A motion was made by Vince Yambrovich and seconded by Mike Donorfio to accept the bid of \$1839 to strip repair and paint the pool retaining wall. Motion passed.

CARPORT ISSUES: Repairs can be done for \$55 per hour and a mark-up of 10% for materials. Waiting for TRC's field inspection report to Spectrum for more accurate cost projection. This will be held in abeyance. There were some electrical issues identified in the carports. Dan Cline reported that there were 3 electricians asked to bid the repairs to bring the carport lighting up to code and provide sufficient lighting. A proposal from Perfect Connection Electric for 25 fixtures in either LED or fluorescent and rewiring, fluorescent is \$4065 and LED is \$5190. The cost from Action Electric for 50 LED fixtures is \$9500. This work will be deferred to a later time. The third electrician has not yet submitted a bid. It was decided that minor repairs will be handled by the handyman, Bill Killian.

ROOF EVALUATION/QUESTION OF FUNDS AVAILABLE FROM ROOF RESERVE: Judy Willingham stated that this cannot be determined tonight at this meeting. Dan Cline reported that Crowther Roofing had been doing roof checks but has not been out for the last year. A 6 page roof check program price was submitted by Crowther for \$1500 for an annual inspection three year program. A motion was made by Vince Yambrovich and seconded by Judy Willingham to accept the proposal from Crowther. Motion passed.

WORK ORDER REQUEST FORM: Lori Cline brought a detailed Work Order for Board approval. This was approved by the Board to implement immediately. Lori will publish this on the website.

SPECIAL BUSINESS:

DISCUSSION AND APPROVAL OF SPECIAL ASSESSMENT: A motion was made by Rick Luke and seconded by Mike Donorfio to approve a special assessment of \$300,000. Motion passed.

NEW BUSINESS:

ISSUE OF MATERIAL ALTERATION TO BUILDING/UNITS: Judy Willingham reported that unit 303 acquired a portion of unit 304 back in 1966 with a vote of the membership. At that meeting any future acquisitions were decided to be

approved. A window a/c unit was installed in unit 304 in 1966 as well. It was decided that this unit owner could keep the window a/c unit but that no additional a/c units could be installed without approval of the Board. At some point the a/c unit was placed through the wall. At the advice of the Association attorney it was suggested to grandfather the a/c unit in. This would be done at the Annual meeting.

SURVEY OF UNIT SQUARE FOOTAGES FOR ASSESSMENT PURPOSES: Lori Cline is in the process of getting bids for this.

OWNER COMMENTS ON AGENDA ITEMS (3 MINUTES): An owner stated their window was scratched by the painting. Dan Cline stated that this will be addressed when the job is complete.

BOARD MEMBER COMMENTS:

Mike Donorfio – Welcomed Eric to the Board. Stated he was pleasantly surprised in the progress of the painting restoration.

Eric Chavez – Thanked the Board for nominating him. Good productive meeting.

Vince Yambrovich – Welcomed Eric to the Board and he appreciated his willingness to serve on the Board.

Judy Willingham – Welcomed Eric to the Board and thanked him for his willingness to jump in at a critical time.

Rick Luke – Welcomed Eric to the Board.

ADJOURNMENT: A motion was made by Eric Chavez and seconded by Judy Willingham to adjourn the meeting at 8:02PM. Motion passed.

Respectfully Submitted By Lori Cline, CAM, CMCA, AMS