

River Place Owners' Association
Final Minutes from the Board of Directors' Meeting
Thursday, August 15, 2024

In Attendance – Board of Directors and Officers of the Board

Matthias Mitman – President (Parcel 5 Commercial Village Representative)
Pat Fairman - Vice President (West Representative)
Lauren Hall – Secretary (South Representative)
Andrew Spell - Treasurer (Non-Voting Officer)
Richard Hess - Director (Parcel 5 Commercial Representative)
Amy Rojas Kantorczyk - Director (Parcel 5 Commercial Representative)

Absent - Board of Directors

Hassan El Shazly- Director (East Representative)
Olivier Lombard - Director (North Representative)

In Attendance – Property Management and Guests

Terry Presmont - General Manager

- I. **Call to Order:** A meeting of the River Place Owners' Association Board of Directors was called to order by Matthias Mitman at 5:31 p.m. EDT.
- II. **Approval of Agenda:**
MOTION: Ms. Hall moved to approve the agenda as amended. The motion carried unanimously.
- III. **Approval of Prior Meeting Minutes:**
- Draft meeting minutes for the March 25, 2024 special meeting
 - Draft meeting minutes for the April 3, 2024 special meeting
 - Draft meeting minutes for the April 18, 2024 monthly meeting
 - Draft meeting minutes for the June 20, 2024 monthly meeting
 - Draft meeting minutes for the July 18, 2024 monthly meeting
- MOTIONS:** Mr. Hess moved to approve the minutes for the meetings held the prior fiscal year (March 25, 2024; April 3, 2024; and April 18, 2024). The motion passed with one abstention (4-0-1). Mr. Hess moved to approve the minutes for the June 20, 2024 meeting. The motion passed with one abstention (4-0-1). Ms. Roja Kantorczyk moved to approve the minutes for the July 18, 2024, meeting. The motion passed with one abstention (4-0-1).
- IV. **President's Report:** Mr. Mitman reported on committee progress and Mr. Hess' task list.
- V. **Treasurer's Report:** Mr. Spell reported delivery of the July 2024 financial report(s) was still anticipated, and updated the Board on experience with the financial management agent and on audit information. A discussion then ensued about the Finance Committee.
- VI. **Manager's Report:** Ms. Presmont updated the Board on a variety of topics including the master insurance policy renewal, semiannual coupon distribution, end of the pool season, a new gym attendant, "cold asphalt patching", and the new coffee shop's generic sign. There was no discussion about the parking occupancy reports and Community Inspection Report.

VII. Committee Reports:

- 1) Parking: The Board was due to discuss next steps in the process to sell parking spaces.
DECISIONS: The Board decided to sell the identified garage spots for \$10,000 each and to sell them through the Parking Office.
- 2) Finance: See Treasurer's Report.
- 3) Community Safety: Mr. Spell updated the Board on the Modernization Project and reported on next steps.
- 4) Landscape: Board members were directed to circulate notes for information.

VIII. Old Business:

- 1) WP Garage leak repair proposal: It was recommended the Board vote to revise the previous approval of \$13,750 to \$47,875 because the OA would be laying out the full amount of the service fee for this project being shared with the South and because an option for more comprehensive repair was identified than what the OA's previous vote represented.
MOTION: Ms. Hall moved to approve \$47,875 to front funds for WP Garage Terrace repairs, with the understanding that the South will reimburse 50%. The motion carried unanimously.
- 2) N. Lynn St. pedestrian walkway project update: Ms. Presmont reported anticipating working with the landscape committee to explore ways to fund the remainder of this project.
- 3) Modernization project update: See Community Safety Committee report.
- 4) Update on HVAC condensing coil repair: Ms. Presmont reported on the status of gathering repair estimates.
- 5) OA parking space sale process: See Parking Committee report.

IX. New Business:

- 1) RPE main entrance sidewalk repair proposal: Ms. Presmont reported on a request from East and Ms. Fairman explained who had jurisdiction over the area being requested for repair and why.
DECISION: The board determined that RPE was responsible for the repair.
ACTIONS: Management to explore drafting a maintenance responsibility chart and document information being uncovered in the reserve study that should be corrected in the next reserve study.

X. Executive Session: The Board planned to discuss the Executive Session agenda.

MOTION: Mr. Hess moved the Board into Executive Session at 6:58p.m. EDT. The motion carried unanimously.

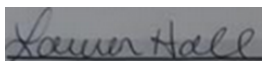
DECISION: At 7:40 p.m. EDT Mr. Mitman moved the Board back into Regular Session.

Mr. Hess reported on various matters discussed in the Executive Session.

XI. Adjournment: At 7:42 p.m. EDT, Ms. Hall moved to adjourn the meeting. The motion carried unanimously.

Attested By:

Board Approval Date:



9/19/2024

Lauren Hall, Secretary
River Place Owners' Association Board of Directors