

River Place Owners' Association
Final Minutes from the Board of Directors' Meeting
Thursday, May 15, 2025

In Attendance – Board of Directors and Officers of the Board

Matthias Mitman – President (Parcel 5 Commercial Village Representative)
Pat Fairman - Vice President (West Representative (also alternate East Representative))
Lauren Hall – Secretary (Parcel 5 Commercial Representative)
Andrew Spell - Treasurer (Non-Voting Officer) (arrived at 6pm, left at 6:25 pm)
Richard Hess - Director (Parcel 5 Commercial Representative)

Absent – Board of Directors

Anand Hemraj- Director (East Representative)
Samir Hamdan - Director (North Representative)
Amy Rojas Kantorczyk - Director (South Representative)

In Attendance – Property Management

Terry Presmont - General Manager

- I. **Call to Order:** A meeting of the River Place Owners' Association Board of Directors was called to order by Mr. Mitman at approximately 5:34 p.m. EDT.
- II. **Approval of Agenda:**
MOTION: Ms. Hall moved to approve the agenda as amended. The motion carried unanimously (4-0-0).
- III. **Organizational Meeting:**
As this was the initial meeting of the new fiscal year the Board was due to appoint officers for the new Board term. Mr. Mitman reported the incumbent officers were willing to continue in their respective roles.
MOTION: Mr. Hess moved the prior year officers continue in their respective roles. The motion carried unanimously (4-0-0).

At this juncture, Mr. Mitman took up item V., President's Report.
- IV. **Approval of Prior Meeting Minutes:**
Draft meeting minutes for the April 17, 2025 Monthly Meeting.
MOTION: Mr. Hess moved to approve the minutes for the April 17, 2025, Monthly Meeting. The motion carried unanimously (4-0-0).
- V. **President's Report:** Mr. Mitman reported on the Association's spring work regarding landscaping and pool preparation, as well as a personnel matter.

At this juncture, Mr. Mitman returned to item IV., Approval of Prior Meeting Minutes.
- VI. **Treasurer's Report:** Mr. Spell had not yet arrived but Mr. Mitman reported on challenges with electronic signature and affirmation of support with circulated resolutions and asked whether someone can help set up such documents in the future with Adobe.
ACTION: Management to help make document signature circulation easier with Adobe.

- VII. **Manager's Report:** Reflecting on the prior year's parking space sales, there was an interest in exploring ways to increase parking space sale income.
DECISION: The Board agreed to consider the best offer across a week's time, given a \$10,000 minimum, on each parking space listed for sale.

VIII. **Committee Reports:**

- 1) **Parking:** Chair Fairman reported on the Committee's progress related to collection of attorney's fees and next steps.

During this report Mr. Spell arrived at approximately 6p.m.

- 2) **Finance:** Chair Hess reported on the status of the financial managing agent selection process and a Board discussion ensued.

At the conclusion of the Finance Committee report at approximately 6:25p.m., Mr. Spell left the meeting.

- 3) **Community Safety:** There was no report.
4) **Landscape:** There was no report.

IX. **Old Business:**

- 1) **WP Garage Waterproofing Project Update:** Two change orders associated with the waterproofing project and a decision by the River Place South Housing Corporation to evenly split the cost of the change orders with the Association contingent on the Association paying half of the Entertainment Center rent shortfall from a number of years was presented. It was explained that the South had not given notice to the Association about the rent increase as in the South's operating agreement with the Association regarding the Entertainment Center, generating a total rent shortfall of \$7,238. It was believed that the Association was only legally obligated to pay for the past three years. It was also noted that the Association was obligated to know what the terms of the operating agreement were regarding the rent increase. An email from South management showed shortfalls from FY2023-FY-2025 plus what the rent should be starting April 1, 2025 for FY2026.

MOTIONS: Mr. Mitman moved that the Association pay \$3,619 to cover half of the rent shortfall from the past four years. The motion carried three in favor and one opposed (3-1-0). Mr. Mitman moved to approve both change order 1 and change order 2 for the WP Garage waterproofing project. The motion carried unanimously (4-0-0).

- 2) **Managing Agent RFP:** See Finance Committee report.
3) **Asphalt Bid:** Ms. Presmont reported on a contract addendum

X. **New Business:**

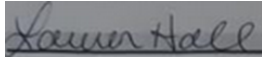
1. **Entertainment Center Rent Increase & Prior Years' Undercharged Rent:** This item was taken up under IX., Old Business as part of 1. WP Garage Waterproofing Update.
2. **Assistance Animal Policy Update:** Ms. Presmont reported on the distribution of the assistance animal relief map and the further development of Association procedures with regard to assistance animals.

XI. **Executive Session:**

MOTION: At 6:51 p.m. EDT, Mr. Mitman moved the Board to Executive Session to discuss the Executive Session agenda. The motion carried unanimously.

- XII. **Adjournment:** At the conclusion of the Executive Session, the meeting was adjourned at 7:01 p.m. EDT.

Attested By:

A rectangular box containing a handwritten signature in dark ink that reads "Lauren Hall".

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

Board Approval Date:

6/18/2025