

River Place Owners' Association
Final Minutes from the Board of Directors' Meeting
Thursday, April 21, 2022

In Attendance – Board of Directors

Sabrina Faber – President (North Representative)
Anthony Priest – Vice President (East Representative) (joined at 12:25 p.m.)
Lauren Hall – Secretary (South Representative)
Troy Dibley – Treasurer (Non-Voting Member)
Pat Fairman – Director (West Representative)
Richard Hess – Director (Parcel 5 Commercial Representative)
James Marandi – Director (Parcel 5 Commercial Representative)
Jim Wolf – Director (Parcel 5 Commercial Village 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 held on Thursday, April 21, 2022. To accommodate a change in availability, the meeting was moved from its regularly scheduled time of 6 p.m. local time to 12:00 p.m. EDT. The meeting was convened via Zoom conferencing. Board President Sabrina Faber called the meeting to order at 12:07 p.m. EDT.

II. Approval of the Agenda

Mr. Hess moved to approve the agenda as presented. Mr. Wolf seconded. The motion carried unanimously (6-0-0).

III. Approval of Minutes

The Minutes were circulated shortly before the meeting and Board members wanted more time for review.

MOTION: Mr. Marandi moved to postpone approval of the draft meeting minutes for March 18, 2022. Mr. Hess seconded. The motion passed unanimously (6-0-0).

IV. Reports

1. President's Report: Ms. Faber called for an Executive Session at the end of this meeting to discuss delinquency(s).

2. Manager's Report: Ms. Presmont highlighted a few items from the written management report, including those below, which resulted in a vote or a board-directed action item for management.

i – Community Outreach: Ms. Presmont was due to have an introductory meeting with the property's civic association president and invited Board members to join. Ms. Hall has known the president for many years and offered to join the meeting.

DECISION: Ms. Hall to join the meeting with the civic association president and Ms. Presmont.

ACTION: Ms. Presmont to initiate scheduling the meeting.

ii – Pest Control: In light of data and experience with the pest control contractor Management sought contract renegotiation.

MOTION: Mr. Wolf moved and Ms. Faber seconded a motion to approve Management's recommendation to renegotiate the pest control contract to remove SMART boxes and focus on pest bait stations and other tactics for \$469.12/mo. The motion carried unanimously (6-0-0).

iii – Management sought the Board’s direction on updating the flooring in the Entertainment Center and Mr. Priest’s opinion was of interest due to past experience.

ACTION: Ms. Presmont to give Mr. Priest a chance to review proposals and discuss offline before bringing a recommendation ahead of the May meeting.

Mr. Priest joined the meeting at this juncture at 12:25 p.m.

3. Committee Reports:

i – Parking Committee: Mr. Marandi reported proposals for electric vehicle charging are under review by the Committee and that the investment should be coordinated with the Treasurer.

ACTION: Ms. Presmont and Mr. Dibley to ensure that EV charging technology is included in the final comments of the reserve study.

ii - Land Lease Committee: Mr. Marandi reported the Committee had no update.

4. Treasurer’s Report: Mr. Dibley and Ms. Presmont noted opportunities to reflect and share feedback on the fiscal year’s finances and reporting were coming up starting with a financial management call the week of April 25th and a year-end report at the May meeting, and Board members raised opportunities to reduce costs and shared feedback on the financial management vendor.

V. Old Business

1. Cameras & Access Control: As a result of irreconcilable differences during contract negotiation, the potential to partner with Kastle for campus monitoring has ended and more proposals are being sought.

2. Reserve Study Update: In light of a deadline while additional information is pending, Ms. Presmont and Board members discussed whether the reserve study should include commercial village structures, which are 50-year items replaced in 2018.

MOTION: Mr. Marandi moved to exclude Commercial Villages structures in this reserve study. Mr. Priest seconded. The motion carried with two abstentions (5-0-2).

3. Asphalt, Concrete, and Sidewalk Repairs: A request for proposals for phased asphalt repairs has been under development and proper development of the request is anticipated to be challenging for staff.

MOTION: Mr. Hess moved that Management should prepare a request for proposals from civil engineers and project managers qualified to oversee this reserve study project. The selected party would be responsible for looking after the property’s interests in conducting a competitive process to select the professionals to do the work, oversee the selected parties and liaise between the OA, contractors, and local authorities. Mr. Marandi seconded it. The motion carried unanimously (7-0-0).

4. Garage Scrubber: Tabled until two additional bids for the garage scrubber recommended following completion of the MP garage are received (anticipated ahead of the May meeting).

5. 2022 Landscape Plan: Management recommended the lowest price bid for design of the first phase: plant beds around the buildings and the Joette Waters Memorial Garden, the latter of which is to be funded by River Place South and private donors in honor of the South’s late long-time manager.

MOTION: Ms. Hall moved and Mr. Priest seconded Ms. Presmont’s recommendation to contract with Rasevic Landscape Company for \$7200. The motion carried unanimously (7-0-0).

ACTION: Ms. Presmont to ask Rasevic to determine the portion of the design attributed to the Memorial Garden and to begin tracking the Memorial Garden expenses separately from those of the rest of Phase 1, such that the Memorial Garden be paid for entirely with non-OA funds, as proposed by River Place South.

6. Gate Replacement: In response to the County’s preference, Management has asked Autogate to request the electrical permit from the County.

7. River Place Appraisal: Mr. Hess reported there were no respondents to his request for proposals.

VI. New Business:

1. Fitness Center Extended Hours: The Board requested a cost analysis but a related staffing analysis is in process.

DECISION: The Board decided to table this discussion until after the Compensation Committee next meets.

ACTION: Ms. Presmont to schedule a Compensation Committee meeting within the next two weeks.

2. LFCU ATM Lease: Board members have been investigating a budget line item for the LFCU ATM on campus.

DECISION: The Board tabled discussion until more research was done.

3. Annual Maintenance Calendar: This calendar is still in development.

4. 2022 Pool Season: Management is awaiting the annual pool permit.

5. Architectural Control Committee: Ms. Presmont noted that this standing committee, composed of the members of the OA Board, established for purposes of reviewing requests on building exteriors and in the commercial area, should have processes reviewed.

VII. Adjournment to Executive Session

MOTION: At 2p.m. EDT Ms. Faber moved that the meeting adjourn to Executive Session to discuss a commercial delinquency. Ms. Fairman seconded it. The motion carried unanimously (7-0-0).

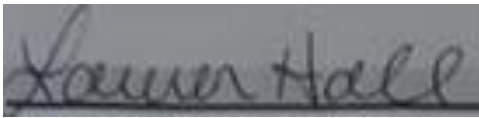
VIII. Adjournment to Regular Session

Ms. Faber reported that the Board came out of Executive Session, where the Board unanimously approved a motion put forward by management regarding the adoption of a parking space. She then reported that during the last month's Executive Session it was determined that Management and the Board President would be speaking with counsel regarding one of the delinquencies and that they did follow up on that.

The Board needed to set the next meeting – the first one of the new fiscal year.

DECISION: The next meeting would be Thursday, May 26th at 12p.m. EDT.

Attested By:



Board Approval Date:

5/26/2022

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