

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

**In Attendance – Board of Directors**

James Marandi – President (Parcel 5 Commercial Representative) (arrived at 5:52 p.m.)  
Lauren Hall – Secretary (South Representative)  
Troy Dibley – Treasurer (Non-Voting Member)  
Richard Hess – Director (Parcel 5 Commercial Representative)  
Jim Wolf – Director (Parcel 5 Commercial Village Representative)  
Nina Yeh – Director (East Representative) (until 7:02 p.m.)

**Regrets – Board of Directors**

Sabrina Faber – Vice President (North Representative)  
Pat Fairman – Director (West 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, July 21, 2022, at 5p.m. EDT. Board Secretary Lauren Hall called the meeting to order at 5:09 p.m. EDT.

**II. Approval of the Agenda**

**MOTION: Mr. Hess moved the agenda be approved as presented. The motion carried unanimously (4-0-0).**

**III. Approval of Minutes**

**MOTION: Mr. Hess moved to approve the May 26, 2022, meeting minutes. The motion carried unanimously (4-0-0).**

**MOTION: Mr. Wolf moved to approve the June 16, 2022, meeting minutes as amended. The motion carried unanimously (4-0-0).**

**IV. Reports**

1. President's Report: The President's Report was skipped as the President was not present.

2. Manager's Report: Ms. Presmont reported on a variety of matters for information only in which no board action resulted.

### 3. Committee Reports:

i – Amenities Advisory Committee: There was no report.

ii - Architectural Control Committee: There was no report.

iii – Community Safety Committee: It was reported Ms. Fairman was selected Deputy Chair and four OA staff members were on the Committee: Assistant Manager Aurelius Kitchens, and three patrol team members: Larry Oakinrimisi and two unnamed shift supervisors. In the Board meeting, Mr. Hess agreed to join the Committee. It was also reported the Committee approved their charter.

**MOTION: Mr. Wolf moved to approve the Community Safety Committee charter. The motion carried unanimously (4-0-0).**

**DECISION: The Board directed the Community Safety Committee to revise the Committee's proposed community code of conduct.**

*At this juncture at 5:52 p.m. Mr. Marandi joined the meeting.  
Ms. Hall then transferred meeting chairmanship to Mr. Marandi.*

iv – Compensation Committee: Mr. Dibley reported the next Committee meeting is anticipated before the next Board meeting.

v - Insurance Committee: It was reported one company solicited in the request for proposals for an appraisal of the replacement value of the campus' structures for insurance purposes did not provide a formal response.

vi - Joette Waters Memorial Garden Committee (ad hoc): It was reported a proposed design is anticipated September 15, 2022.

vii – Land Lease Committee: It was reported Committee members have been reviewing recent, relevant industry article(s) in the press.

viii – Parking Committee: It was reported management met with one potential electric vehicle charging station partner and discussed potential terms.

**4. Treasurer's Report:** Mr. Dibley reported: 1) the annual audit has begun and 2) on progress with respect to moving the OA toward use of electronic payments, explaining why Square was chosen and reported that a Truist account was opened to facilitate the OA's use of Square.

### **V. Old Business**

**1. Cameras & Access Control:** Ms. Presmont reviewed system options with the Board to date and alerted the Board to more information due the end of the following week.

**2. 2022 Landscape Plan:** Management anticipates the Phase 1 and Joette Waters' Memorial Garden design from Rasevic by September 15<sup>th</sup>.

**3. River Place Appraisal:** This was discussed during the Insurance Committee report.

**4. Managing Agent Renewal Contract:** Management reported the vendor agreed to offer a one-year contract but required amendment of other terms.

### **VI. New Business:**

**1. Garage Cleaning Proposals:** The Board wanted to better understand the impact of the project on the budget and the impact of the proposal(s) on parking space boundaries.

**ACTION: Management to conduct a cost analysis and ensure proposal(s) details cleaning and power washing with detergent and pressure information.**

*At this juncture at 7:02 p.m. Ms. Yeb left the meeting.*

**VII. Executive Session**

The Board went into Executive Session at 7:03 p.m. At 7:53 p.m., Mr. Marandi returned the Board to Regular Session to report on the following resulting from Executive Session:

1. The Association will pay a legal bill from Bill Freyvogel in the amount of \$5,000.00.
2. A policy was established to have the Association write off current bad debt under \$10.00 (this one time) and to have other debt be subject to collection.

**VIII. Adjournment**

**Mr. Wolf moved to adjourn the meeting at 7:56p. The motion carried unanimously (4-0-0).**

**Attested By:**

**Board Approval Date:**



12/15/2022

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