

River Place Owners' Association
FINAL Minutes from the Board of Directors' Monthly Meeting
Tuesday, February 12, 2019

In Attendance – Board of Directors

Pat Fairman – President (President, West)
Douglas Clark – Secretary (Vice President, East)
Troy Dibley – Treasurer (via telephone)
Hashmat Ali – Director (President, North)
Janice Mays – Director (President, South/Parcel 5, Commercial Village Representative)
David Williams – Director (Parcel 5, Commercial Village Representative)

In Attendance – Property Management

Bill Smith – General Manager

I. Call to Order

Immediately after the 2019 Annual Meeting, a meeting of the River Place Owners' Association Board of Directors convened on Tuesday, February 12, 2019 in the South Building's Entertainment Center. Board President Pat Fairman called the meeting to order at 6:32 p.m.

II. Approval of Meeting Agenda

MOTION: Mr. Ali moved to approve the February 12, 2019 Board meeting agenda as presented. Mr. Clark seconded, and the motion carried unanimously (6-0-0).

III. Approval of Minutes

DECISION: The Board of Directors agreed by unanimous consent to table approval of the January 15, 2019 Board meeting minutes, as they were still being prepared by the minute taking service.

IV. Reports

A. President's/OA Report: Ms. Fairman reported the following information:

1. Mr. Smith is working on reserve matters, while Ms. Saafir is working on operational matters. A list with timelines for completion will be devised and prioritized so that all projects are brought up-to-date.
2. Ms. Saafir established criteria for awarding increases and bonuses, and the employees have been working hard and were mostly pleased with their reviews.
3. Ms. Fairman received a paint chart from the garage contractor. The color to be used will be a simple white.

B. Management Report: Mr. Smith reported the following information:

1. **MOTION: Ms. Mays moved to approve a contract with Honeywell (originally Stanley Security Solutions) to perform camera monitoring services. Mr. Ali seconded, and the motion carried unanimously (6-0-0).**
2. Mr. Smith presented photographs from the successful February snowfall cleanup effort.
3. Mr. Smith presented photographs of the new golf carts, and said the gatehouse and maintenance staff members are pleased with the carts.
4. The solar panel was replaced at no cost to the OA.
5. New LED lighting will be installed in the fixtures on the MP garage deck once the weather breaks.
6. It is anticipated that the HVAC project will be completed sometime in April.
7. The January 31, 2019 town hall meeting concerning the MP garage project was successful and fairly well attended. The next town hall meeting on the topic will be held on Friday, February 15th.
8. Estimates are still being obtain for the pool project, and will be presented during the March 2019 OA Board of Directors meeting.
9. Management still awaits word from the county regarding the gatehouse work.

10. Circuitry work will be performed on the back gate when weather permits.
11. New signage prohibiting the abandonment of electric rental scooters on the property and access by large trucks is expected for delivery on Thursday, February 14th. Trucks are required to enter through the rear gate.
12. Mr. Smith summarized maintenance efforts for the gym and the entire River Place property.

V. Board Approvals and Bids for Consideration:

None presented.

VI. Treasurer's Report

Mr. Dibley had no financial information to present during the meeting, as he presented that information during the 2019 Annual Meeting that preceded the Board Meeting.

VII. Project Reports

The latest project reports were included in the February 2019 Board packet.

VIII. Adjournment

With no other business raised, the February 12, 2019 Board of Directors meeting was adjourned at 6:46 p.m.

These minutes were respectfully drafted and submitted by:

The Professional *Documents*
■ ■ ■ Service

Attested By:

Board Approval Date:

M.J. Schmelzer, Secretary
River Place Owners Association Board of Directors
