

River Place Owners' Association
Notes from the Board of Directors' Informational Session
Tuesday, March 12, 2019

In Attendance – Board of Directors

Pat Fairman – President (President, West)
Troy Dibley – Treasurer (via telephone)
M.J. Schmelzer, Director (President, East)
David Williams – Director (Parcel 5, Commercial Village Representative)

In Attendance – Property Management

Bill Smith – General Manager
Nafeesa Saafir – Assistant General Manager

I. Call to Order

A meeting of the River Place Owners' Association Board of Directors was scheduled to convene on Tuesday, March 12, 2019 in the South Building's Entertainment Center. However, a quorum of the Board of Directors could not be achieved. Therefore, Board President Pat Fairman called an Informational Session to order at 6:08 p.m.

II. Reports

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

1. The first phase of the MP garage project began on March 4, 2019. The process has gone very smoothly thus far. Only two vehicles have been towed to date, as they were illegally parked in shareholders' spaces. Some of the OA's vacant spaces have been used in addition to those offered by Monday Properties for those shareholders who need alternative parking during the MP garage project. Another town hall meeting will be held in late April concerning the project.
2. Ten more accounts have been added to the delinquency report, with the majority involving chronic late paying shareholders.
3. Leaks in the garage were discovered from the sprinkler system.

B. Management Report: Mr. Smith and Ms. Saafir reported the following information:

1. Snow removal efforts have gone well for the Association during the 2018-2019 season.
2. Illegally parked rental scooters were being removed from the property prior to the new signs being installed that indicate a prohibition on such scooters. The issue is therefore on the decline.
3. A sign has been installed at the entrance to the property indicating commercial trucks are prohibited from accessing the property.
4. A sprinkler issue recently occurred in the pump room. Management is working to have the matter addressed by an outside contractor.
5. A solar panel was installed, but only works sporadically. Estimates are therefore being obtained to move and wire the solar panel so that it receives consistent lighting.
6. There were LED lights in the MP garage that suffered from water infiltration, causing issues with the ballasts. These matters will be addressed.
7. Pickup of the new trash containers will occur on Mondays and Thursdays.
8. The new pool chairs have been ordered. Due to lack of quorum during the March 12, 2019 OA meeting, the Board will vote electronically concerning the pool coping and plastering work.
9. Management awaits word from the county concerning the gatehouse work.
10. The HVAC units should be delivered in the next few weeks. Once the units are on-site, the work is expected to take four or five days to complete.
11. There are items in the gym that must be tweaked or repaired. Estimates were obtained to address those matters, and management signed off on a contract during the day on March 12, 2019.

12. The MP garage project resulted in the discovery of illegal parkers. The OA therefore did not have to arrange alternative parking for 20 to 30 people, and the OA is currently renting approximately 100 spaces from M-Park rather than the 150 that were originally estimated. Additionally, 14 to 18 OA spaces are being used for temporary parking during the project. The second part of Phase 1 will begin on March 20, 2019. The next town hall meeting concerning the MP garage project will be held in late April, with flyers to be circulated in advance.
13. Ms. Saafir reported on upcoming events for the OA, including a kids' movie night and then a spring social with a "community art" theme.
14. The OA's delinquency total stands at approximately \$18,000. Some accounts were recently sent to legal counsel for collections processing. Ms. Fairman would like the collections process to occur more quickly, as there have been delays in addressing delinquent accounts.

III. Treasurer's Report

Mr. Dibley reported the approved 2019-2020 OA budget was forwarded to First Service Residential. Once the 2018-2019 fiscal year closes at the end of April 2019, the Goldklang Group CPAs, P.C. will begin the audit and tax preparation processes for that year.

IV. Announcement

Due to the lack of quorum on March 12, 2019, the Board may vote on approval of the February 12, 2019 meeting minutes, the pool management contract and the pool repair contract via email.

V. Adjournment

The March 12, 2019 Informational Session of the Board of Directors was adjourned at 6:37 p.m.

These notes 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
