

Riverview South Condominium Association, Inc.

601 SE 5TH CT | Fort Lauderdale, Florida 33301

BUDGET MEETING AGENDA

DATE: Monday, December 02, 2019
 TIME: 6:30 p.m., Local Time
 LOCATION: Poolside (In the event of rain, we will utilize the elevator lobby)
 ATTENDEE(S): ANY MEMBER MAY ATTEND!

AGENDA ITEMS

NUMBER	MOTION	M. Roque (P)	J. Schank (VP)	G. Kondapuram (S)	A. Passey (T)	B. Kondapuram (D)	Total " YEA' s"
	Meeting called to order at: 6:36 p.m. With Quorum Established:		X	X	X	X	4/5
1	MOTION to waive the reading of the Meeting Minutes from the meeting on Tuesday, November 05, 2019 and enter them into the records of the Association.		X	X	X	X	4
	MEMBER CONCERNS						
2	MOTION to adopt the 2020 Budget as presented herewith.		M	X	S	X	4
3	MOTION to adopt the "Denial Listing" as modified by the Board of Directors with a true copy to be emailed to Members.		M	X	S	X	4
4	MOTION to address the excess funds as indicated below as follows: The Association shall put forth a motion to the Members in January 2019 as there is now the need to address the dumpster enclosure following the Code Violation on MON 02 DEC 2019 by the City of Fort Lauderdale. TABLED.						
5	MOTION to set a Non-Refundable "Transfer Fee" of \$100 per unit each time a new tenant moves into a unit. TABLED						
3	MOTION to adjourn at: 7:46 p.m.						

**Backup is attached.*

MEETING NOTES:

- **Motion #3:**
 - The Association's official policy shall be that any new applicants as of January 01, 2020 shall require an application, fee(s) and completion of the application process and no person(s) other than the Owner(s) of record shall inhabit a unit without the express written authorization of the Association via a Certificate of Occupancy Approval; and
 - All person(s) inhabiting a unit that are not a Unit Owner shall, within forty-five days (not later than February 14, 2020), submit an application, fee(s) and completion of the application process.
 - The rationale discussed by the Board is that the Association wants to know about all persons living in the Association.
 - A notice regarding the republishing of Documents shall go out to all Members making them aware that the Association shall proceed with Rule & Regulation Enforcement – particularly focused on smoking – before years' end.
- **Management to obtain proposals for:**
 - Dumpster enclosure
 - Parking lot repair, re-seal and re-stripe
 - Removal of shed
 - Foundation cover
 - FPL Doors



MANAGED BY

Metropolitan Property Group Florida, LLC
 Matt Jelinek, Licensed CAM
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Discussion Items

- **Denial Listing**
 - Requires a minimum credit score or the Board may strike that provision altogether.
 - Will need to be disseminated to all Members and Board should set a date for implementation. (Effective Date).
- **2019 FY Savings**
 - Current Balances: Total of Operating & Reserves is \$53,204.01.
 - Here is the projected ***cashflow***:

Item	Amount	Balance
Operating Account Balance	\$29,553.66	\$29,553.66
November 2019 Liabilities	-\$8,087.39	\$21,466.27
December 2019 Liabilities	-\$12,600.00	\$8,866.27
Rent Income	\$850.00	\$9,716.27
January 01, 2020 Land Lease Pmt	-\$5,220.00	\$4,496.27
Outstanding Dues:		
301 - Fenton	\$1,323.40	\$5,819.67
304 – Bahrani K.	\$971.00	\$6,790.67
308 – Aaron Passy	\$1,135.96	\$7,926.63
Reserves Account Balance	\$23,650.35	\$31,576.98

- **Spending of Savings:** What does the Board wish to do?
- **Management Reserve Analysis (Not a Reserve Study)**

Mickey Rocque

12/30/2019

Mickey Rocque, Acting as Board Secretary



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