

Riverview South Condominium Association, Inc.
C/O Association Management Partners, LLC
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25 January 2026

NOTICE OF MEETING

Date / Time: Tuesday, January 27, 2026 / 6:00 pm, local time

Location: Zoom.US
Meeting ID: 976 5902 0154
Meeting PW: kwp 82M
Phone: 1-929-205-6099

**Notice: The meeting will be audio and video recorded.
Meeting items posted at: RiverviewSouth.com/meetings**

AGENDA

1. Call to Order
2. Notice of Meeting
3. Quorum of Board:
4. Members Present:
5. Previous Meeting's Minutes from December 9, 2025
6. Current Business:
 - a. Pool Leak Repair
 - i. Only overlap is the small square repair area near stairs.
 - ii. Mgr. recommends pool repair now; get re-surface quotes.
 - b. Building Painting
 - i. Quote #1 — Broward Boys Painters \$34,500.00
 - ii. Quote #2 — R & J Painting Waiting
 - iii. Quote #3 — JM Home Prep Waiting
 - c. Laundry Contract
 - d. Landscaping
 - e. Electrical – Changing lights to photo cells
7. Member Concerns
8. Next Meeting
9. Adjournment

MEETING MINUTES

Riverview South Condominium Association, Inc.
601 SE 5th CT, Fort Lauderdale, FL 33301

Date / Time: Tuesday, December 9, 2025 / 6:00 pm, local time

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MINUTES

1. Call to Order 6:08 pm
2. Notice of Meeting Posted, Mailed, Website
3. Quorum of Board: [John Schank, Deb Cleaver, Joni Schank](#)
4. Members Present: [Fiore, Mustafa](#)
5. Previous Meeting's Minutes from 12 NOV 2025
 - a. [Motion to waive and adopt; Adopted on voice vote.](#)
6. Current Business:
 - a. Pool Leak Repair
 - b. Building Painting
 - c. Landscaping
 - d. Electrical – Changing lights to photosensors from timers
7. New Business
 - a. 2026 Budget
 - i. [Motion to approve the FY2026 Budget; Adopted on voice vote.](#)
 - ii. [Send each unit the required payment amount. \(Will be mailed with the FY26 BUDGET.\)](#)
8. Member Concerns
 - a. [Laundry – Current agreement is month-to-month / no enforceable agreement? \\$169 for all 6 units per month to rent. CSC has rates of ~ \\$40/mo. per machine. New lease includes parts and service according to website.](#)

- i. Laundry room floors, painting of walls, clean it up, new lighting, cabinets to hide hot water heater / possibly the dryer ductwork. Dryers are gas.
 - 1. Machines: Should be on an app; payment linked directly to Assn bank acct; app allows for reporting of usage, maintenance concerns and refunds.

b. Rental of #105

- i. Same tenant 2017
- ii. Fee increased once since 2017
- iii. Manager to ask tenant if \$25/mo more is doable.

9. Next Meeting

- a. TUE 27 JAN 2026 @ 6:00 pm via Zoom.US

10. Adjournment

- a. Meeting adjourned at 7:30 pm via a voice vote.