

Riverview South Condominium Association, Inc.  
601 SE 5<sup>TH</sup> CT, Fort Lauderdale, FL 33301  
C/O Association Management Partners, LLC  
2436 N Federal Hwy 205, Lighthouse Point, FL 33064-6854  
Email: [info@AMP-Florida.com](mailto:info@AMP-Florida.com)  
Phone: 608-843-4648

**NOTICE OF SPECIAL MEETING FOR FUNDING OF MILESTONE RESERVES**

FRIDAY, JUNE 6, 2025

Dear Members,

The Association will be holding a **SPECIAL MEETING** on Wednesday, June 25, 2025 at 6:30 pm, Eastern US Time to discuss the SIRS/MRS Funding requirements.

**IT IS \*\*STRONGLY ADVISED\*\* THAT ALL MEMBERS ATTEND OR COMPLETE THE ATTACHED LIMITED PROXY FORM ON PAGE 4.**

The Association will be asking you, our Members, if you would like to move money from Reserves into ***Structural Reserves***. If not enough members attend, or if not enough Members vote to move the funds, the Board of Directors will be voting to levy the attached Special Assessment, with a single one-time payment.

**IF YOU CANNOT ATTEND THE MEETING** we have enclosed a LIMITED PROXY FORM that you can complete, take a picture of and email to the manager that will allow the Association to proceed.

The good news is that the Association has sufficient ***pooled reserves*** to fulfill 100% funding of the ***MRS***. There is, however, a requirement in Florida Statutes that requires us to ask your permission to move funds out of reserves. Additionally, it should be noted that the allocated reserves for both the pool and for the elevator would be moved out of the reserves fund.

If you have questions, please attend the meeting. Please make sure you complete and return the LIMITED PROXY FORM if you are unable to attend.

Thank you,

*The Board of Directors*

**NOTICE OF SPECIAL MEETING**  
**NOTICE OF SPECIAL ASSESSMENT MEETING**

Date & Time: Wednesday, June 25, 2025 at 6:30 pm, local time (Eastern USA)  
Location: <https://Zoom.Ux>  
Meeting ID: 976 5902 0154  
Meeting Passcode: kwp82M  
Phone: 1-929-205-6099

**AGENDA**

1. Call to order
2. Notice of Meeting (mailed, posted at the Association, resident portal, website)
3. Board Members Present:
4. Members present:
5. Previous Meeting Minutes (from 20 May 2025)
6. Current Business:
  - a. SIRS / MRS Review with manager
7. New Business:
  - a. Reallocating funds from the RESERVES FUNDS to the MILESTONE RESERVES FUNDS: According to the Milestone Reserves Report, the Association needs: (1) Immediate Concrete Restoration valued at \$5,000.00; (2) Concrete Spalling repairs valued at \$10,000.00; for a total of \$15,000.00. Additionally, by 2026, the Association needs to repaint the building valued at \$45,000.00. **The total of these expenditures is \$60,000.00.** The Association's RESERVE FUND (as of this notice) is \$62,818.10.  
QUESTION: Do the Members of the Association agree to re-allocate \$60,000.00 from the RESERVE FUND of the Association to the MILESTONE RESERVE FUND of the Association? \_\_\_\_\_ Yes; or \_\_\_\_\_ No  
**LEGAL NOTICE: WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.**
  - b. **IF THE MEMBERS OF THE ASSOCIATION HAVE \*NOT\* APPROVED THE MOVEMENT OF FUNDS, SPECIAL ASSESSMENT SHALL BE CONSIDERED.**
8. Upcoming Meetings:
  - a. August 6, 2025 at 6:30 pm, local time — Annual Election, Member Forum
  - b. October 2, 2025 at 6:30 pm, local time – 2026 Budget Meeting, Member Forum
9. Adjournment

**MINUTES**

**APPROVED:** \_\_\_\_\_

Deb Cleaver as Secretary

\_\_\_\_\_ Date

## LEVY OF A SPECIAL ASSESSMENT

TO BE CONSIDERED ON WEDNESDAY, JUNE 25, 2025 AT 6:30 PM, LOCAL TIME VIA ZOOM.US, MEETING ID: 976 5902 0154; PASSCODE: kwp82M; PHONE: 1-929-205-6099.

This Special Assessment will only be considered if the Members do not approve moving funds from the RESERVE FUND of the Association into the MILESTONE RESERVE FUND.

### SPECIAL ASSESSMENT DETAIL

- |  |                    |
|--|--------------------|
| 1. Concrete Repairs from SIRS/MRS          | \$5,000.00         |
| 2. Concrete Spalling repairs from SIRS/MRS | \$10,000.00        |
| 3. Building Painting from SIRS/MRS         | \$45,000.00        |
| <b>TOTAL SPECIAL ASSESSMENT:</b>           | <b>\$60,000.00</b> |

The Special Assessment shall be due not later than 11 July 2025 in one (1) payment as indicated below.

### PAYMENT AMOUNTS:

Amount:  
AMOUNT TO LEVY: \$60,000.00  
VARIANCE: \$18.00

| UNIT | INTEREST | TOTAL      |     |       |            |     |       |            |
|------|----------|------------|-----|-------|------------|-----|-------|------------|
| 101  | 4.13%    | \$2,478.00 | 201 | 4.13% | \$4,490.96 | 301 | 4.13% | \$4,490.96 |
| 102  | 3.55%    | \$2,130.00 | 202 | 3.55% | \$3,860.27 | 302 | 3.55% | \$3,860.27 |
| 103  | 3.05%    | \$1,830.00 | 203 | 3.05% | \$3,316.57 | 303 | 3.05% | \$3,316.57 |
| 104  | 3.23%    | \$1,938.00 | 204 | 3.23% | \$3,512.30 | 304 | 3.23% | \$3,512.30 |
| 105  | 0.00%    | \$0.00     | 205 | 3.05% | \$3,316.57 | 305 | 3.05% | \$3,316.57 |
| 106  | 3.05%    | \$1,830.00 | 206 | 3.05% | \$3,316.57 | 306 | 3.05% | \$3,316.57 |
| 107  | 3.05%    | \$1,830.00 | 207 | 3.05% | \$3,316.57 | 307 | 3.05% | \$3,316.57 |
| 108  | 3.55%    | \$2,130.00 | 208 | 3.55% | \$3,860.27 | 308 | 3.55% | \$3,860.27 |
| 109  | 3.55%    | \$2,130.00 | 209 | 3.55% | \$3,860.27 | 309 | 3.55% | \$3,860.27 |
| 110  | 4.13%    | \$2,478.00 | 210 | 4.13% | \$4,490.96 | 310 | 4.13% | \$4,490.96 |

| MOTION TO |        |              |            |
|-----------|--------|--------------|------------|
| MOTION    | SECOND | OBJECTION(S) | MOTION IS: |
|           |        |              |            |

## LIMITED PROXY FORM

The undersigned, \_\_\_\_\_, as an Owner within the **Riverview South Condominium Association, Inc.**, (the "Association") appoints

\_\_\_\_\_  
(if blank, the Secretary of the Association)

as my proxy-holder to act on my behalf for the meeting scheduled on **Wednesday, June 25, 2025 at 6:30 pm, local time via <https://Zoom.US>, Meeting ID: 976 5902 0154; Meeting Passcode: kwp82M; Phone: 1-929-205-6099**; or any legal adjournment thereof within ninety (90) calendar days from the date of the meeting. The proxy-holder named above has the authority to vote and act for me/us to the same extent that I/we would if personally present, with power of substitution, except that my/our proxy holder must cast our vote as indicated below:

### QUESTION #1

**LEGAL NOTICE: WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.**

DO YOU AGREE TO RE-ALLOCATED SIXTY THOUSAND AND NO/100 (\$60,000.00) DOLLARS FROM THE ASSOCIATION'S POOLED RESERVE FUND TO THE MILESTONE  
*Check One* RESERVE FUND OF THE ASSOCIATION?

☐

YES

☐

NO

DATE SIGNED: \_\_\_\_\_

UNIT: 601 SE 5<sup>TH</sup> CT # \_\_\_\_\_  
FORT LAUDERDALE, FL 33301

NAME: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

### SUBSTITUTION OF PROXYHOLDER

**This section is only to be used if the named proxy-holder listed above is unable to attend**

The undersigned, appointed as proxy-holder above, designates \_\_\_\_\_  
\_\_\_\_\_ to substitute for me in voting the proxy as set  
for above.

Date Signed: \_\_\_\_\_

\_\_\_\_\_  
Printed Name of Proxy-holder

\_\_\_\_\_  
Signature of Proxy-Holder

You may email a picture of this completed form to: **[info@AMP-Florida.com](mailto:info@AMP-Florida.com)**.