

Riverview South Condominium Association, Inc.
C/O Association Management Partners, LLC
2436 N Federal Hwy 205
Lighthouse Point, FL 33064-6854
PH 608.843.4648
EM info@AMP-Florida.com
WEB RiverviewSouth.com

NOTICE OF MEETING

Date / Time: Wednesday, November 12, 2025 / 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: _G. Kondapuram (P) _D. Cleaver (S) _S. Sperling (T)
4. Previous Meeting's Minutes 06 JUN 2025
5. Current Business:
 - a. SIRS/MRS activity:
 - i. Reports filed with city, county and state.
 - ii. Concrete Restoration and Spalling Repair – Quotes in progress
 - iii. Painting – Quotes in progress
 - b. 2026 Budget
6. New Business
 - a. Additional Board Members
 - b. Board Member Certifications
7. MEMBER FORUM
8. Set Budget Meeting (2-week advance notice)
9. Set next Regular Meeting
10. Motion to adjourn.

MINUTES

APPROVAL: _____
Deb Cleaver as Board Secretary

DATE: _____

AGENDA

1. Call to order 6:33 pm
2. Notice of Meeting (mailed, posted at the Association, resident portal, website)
3. Board Members Present: Kondapuram, Sperling, Passy, Cleaver
4. Members present: 103 - Ramos
5. Previous Meeting Minutes (from 20 May 2025)
 - a. Motion to waive reading and adopt into records of the association by P, Second: VP, Objections: None; Motion: Adopted.
 - b. Secretary approves typed approval in the meeting minutes.
6. Current Business:
 - a. SIRS / MRS Review with manager
 - i. VP — Grant program available through State of FL effective 01 JUL 2025. “Florida Condominium Government Grants”
 1. Likely requires 75% of owners who reside in the building to vote to approve application for this grant.
 2. HB-913 //
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
 - a. Motion to adjourn by VP, Second by S, Objections: None; Adjourned at 7:03 pm.