

Riverview South Condominium Association, Inc.

601 SE 5TH CT | Fort Lauderdale, Florida 33301

MEETING AGENDA

DATE: Monday, June 24, 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

- 1) Call to order **6:36 p.m.**
- 2) Announcement of Quorum **Present: Mickey R., John S., Giri K.**
- 3) Proof of Notice of Meeting
- 4) Officer Selection – The Board should name the following:
 - a. President Mickey Roque
 - b. Vice President John Schank
 - c. Secretary Giri Kondapuram
 - d. Treasurer Aaron Passey
 - e. Director Bahrani Kondapuram
- 5) Financials of the Association **Reviewed. Current cash position: \$52,545.44**
- 6) **Discussion on COMCAST – Requested by Member(s)**
 - a. Management was advised upon assumption of duties that Members of the Association had voted to terminate the services of COMCAST before 01 JUN 2018; and
 - b. Management was advised that a certified letter of cancellation was sent to COMCAST; and
 - c. Management attempted to reach out to COMCAST for discussion of termination but no call was routed to anyone who could assist; and
 - d. Iberia Bank required signatures of all account signers to stop payment on the auto-draft; and
 - e. Association opened new Accounts with CHASE BANK on 05 APR 2019 and transferred funds from Iberia Bank effectively stopping the auto-draft payments from the Association's Operating Account; and
 - f. The Association has received two (2) notices of non-payment from COMCAST but no other information; and
 - g. Members upset with the change were advised that they can proceed to getting this Motion back in front of the Board of Directors with 20% or six (6) Owners signing to have the matter reviewed; and
 - h. Other Members noted that they only have internet and pay less than \$30.00 per month for such service and have no desire for COMCAST; and
 - i. The Association is saving \$1,832.65 per month, which will help sustain dues for the 2020 Annual Budget.
- 7) Board Procedures: See attached motions
- 8) Applications: The Association has not, since 01 JUN 2018, taken applications on new owners nor tenants. As a result, Manager is unaware of occupancy.



MANAGED
BY

Metropolitan Property Group Florida, LLC
Matt Jelinek, Licensed CAM
2312 Wilton Drive, STE 14C, Wilton Manors, FL 33305-1249
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- a. Manager recommends instating applications for all person(s) intending to own or live at the property; and
 - b. Manager recommends using the attached "DENIAL LIST", which has already been approved by Counsel (Brian Gottlieb at Reifkind, Thompson, Rudzinski, LLP); and
 - c. Manager recommends statutory fee schedule of \$100.00 per person/owner and \$150.00 per married couple; and
 - d. Manager's concern is that if there is a fire, for example, the manager has no clue how many person(s) and/or animal(s) are supposed to be in each unit as well as the safety precautions;
 - e. Discussion centered around two (2) philosophies:
 - i. The Association should allow Owners to make their own decisions and take people they are comfortable with and Owners are, therefore, responsible; and
 - ii. The Association should vet prospective Residents and only reject those based upon the Denial Listing that the Association tailors; and
 - iii. MANAGEMENT – is **strongly and emphatically** encouraging (at a **bare minimum**): That applications be taken providing contact information as well as occupancy information in the event of an emergency. (In the event of a fire, if management isn't able to provide the occupancy and/or name of people in a unit, it could be a **MAJOR** liability.)
- 9) Guest Parking Spaces: One of the owners took it upon themselves to move the Guest Parking Spaces to the very back of the building.
- a. Manager recommends issuing a Notice of Violation with a requirement that the parking spaces must be returned to the position(s) they were in within thirty (30) calendar days or the Association will make repair(s) and levy a Special Assessment against the Owner's Unit. If the Owner refuses to pay, then he will incur an Administrative Late Fee of \$25.00 per month and Late Annual Interest of 18.00% as any payment(s) Owner makes will first be applied to repair(s); and
 - b. Mickey Roque will have a conversation with the Owner who made the changes and get him to change it back.
- 10) Rules & Regulations Enforcement: Manager specifically had this authority removed from his list of duties upon assumption of the CAM Responsibilities in June 2018.
- a. Manager withholds any recommendation here other than a suggestion to assess the Rules & Regulations at a later date and to modify them, including the filing with the County;
 - b. The Members didn't delve too deeply into this area and chose to table until a larger number of Board Members could attend a meeting face-to-face.
- 11) **PROJECTS**
- a. Cement Spalling Repair:
 - i. Manager is recommending immediate efforts to have spalling repaired; and
 - ii. Quotes are attached;
 - iii. Board voted to table pending a quote from a GC that Manager is presently working with on other projects who is more likely to get the job done completely and quickly with proper permitting and design as needed.



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b. Landscaping:

i. Manager is recommending the Board approve a budget of \$6,500.00 to be spent as follows:

1. Removal of Tree on rear of building where rodents are gaining access to the building (\$1,500.00); and
2. Complete overhaul of front landscaping including removal of Ficus bushes and installation of dwarf ixoras with a drip hose and watering system (\$5,000.00); and
3. This will be an architectural change, however, I was unable to locate anything – on a brief review – requiring approval by the Members; Florida Statutes looks to the Association's Documents for this.

ii. **Tabled pending a larger number of Board Members present.**

c. Painting:

i. Manager is recommending the Board approve one of the attached proposals for Building Painting; and

1. Color Scheme should be put out electronically to Members for their vote.

ii. **Manager requested this be tabled pending other quotes and not to get Members excited about the prospect of an update to the building if it isn't going to happen. President indicated a desire to *not* paint the building.**

d. General Improvements:

i. EXTERIOR LIGHTS: Manager is recommending a change from the hanging fixtures to LED fixtures that are 4,000 Kelvin (white light) top hats; and

1. **Manager to get pricing and quote(s); and**

ii. EXIT SIGNS: Manager is recommending a change from the existing Fire Exit Signs to newer signs; and

1. **Manager to get pricing and quote(s); and**

iii. POOL LIGHTS: Manager is recommending all pool lights be replaced with LED lights that come on at night;

1. **Board of Directors voted to approve a budget of \$550.00 to get this done.**

iv. PARKING LOT SEALCOAT AND RESTRIPE: Manager is obtaining quotes for this;

1. **Manager to get pricing and quote(s); and**

v. Unit #105: Manager is recommending the tenant's lease be terminated thirty (30) days following expiration and that the Association spend \$5,000.00 to update appliances, paint and possibly some doors that need to be changed out so that a higher rent can be achieved. Tenant pays \$850/mo as of right now.

1. **Tabled prior to discussion.**

12) Adjournment **at 7:40 p.m., local time.**

Mickey Rocque 03/29/2019

Mickey Rocque, Acting as Board Secretary



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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., local time						
1-MOTION to accept the results of the 2019 Board of Directors Election.	Y	M			S	3
2-MOTION to approve the Meeting Minutes from the 28 MAY 2019 Annual Meeting.	Y	M			S	3
3-MOTION to approve Electronic Motions to be issued by Manager for Electronic Voting. Electronic Motions will be codified and reviewed at each subsequent Board Meeting.	A	M			S	2 PASS
4-MOTION to approve Denial List as written.	TABLED UNTIL MON 29 JUL 2019					
5-MOTION to approve Application review by Manager; If all items on Application are consistent and there are no inconsistencies with the Denial List, Manager may approve application(s).	TABLED UNTIL MON 29 JUL 2019					
6-MOTION to approve Management-recommended 2019 Budget.	TABLED UNTIL MON 29 JUL 2019					
7-MOTION to approve \$1,500.00 for removal of tree (not the Oak) behind the property to the northeast.	A	M			S	2 PASS
8-MOTION to approve Notice of Violation to Owner of #209 requiring him to return the Guest Parking Spaces to how they were or face a levy of a Special Assessment against his unit for the cost(s) associated with repair(s).	President to handle via phone.					
9-MOTION to have Manager issue violation notices for Violation of the Rules & Regulations with the following caveats:	TABLED UNTIL MON 29 JUL 2019					
10-MOTION to approve Cement & Spalling repairs in the amt. of	Tabled – Elec. Motion to be sent					
11-MOTION to approve removal of all Ficus bushes from around property except for those creating a natural barrier between pool and 1 st -floor walkway and on east-side property line.	TABLED UNTIL MON 29 JUL 2019					
12-MOTION to approve sending out color scheme options for building and pool house to Members for consideration.	TABLED UNTIL MON 29 JUL 2019					
13-MOTION to approve replacement of all exterior hanging lights in the amount of: \$	TABLED UNTIL MON 29 JUL 2019					
14-MOTION to approve replacement of all exterior Fire Exit Signs in the amount of: \$	TABLED UNTIL MON 29 JUL 2019					
15-MOTION to approve replacement of all exterior pool house lights in the amount of: \$550.00	S	M			S	2 PASS
16-MOTION to Adjourn at: 7:40 p.m., local time	A	M			S	2 PASS

M = Motion // S = Second // A = Abstain // *Motions may pass if the total quorum of directors is 3 and there are two (2) YEA Votes.*



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