

**RIVERSIDE CLUB OF FORT MYERS
CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
FEBRUARY 16, 2015**

CALL TO ORDER: The meeting was called to order at 6:00pm by Allen Kavanaugh, President.

CERTIFICATION OF QUORUM: A quorum of Board members were present, Allen Kavanaugh, Judy Willingham, Rick Luke, and Mike Donorfio were present in person. Mark Neary was present via telephone. Also present was Lori Cline CAM, CMCA, AMS of Sandcastle Property Management and several unit owners.

PROOF OF NOTICE: The notice of the meeting was posted in accordance with the By-Laws of the Association and Florida Statute.

APPROVAL OF THE MINUTES: A motion was made by Judy Willingham and seconded by Allen Kavanaugh to approve the minutes of January 19, 2015. Motion passed.

TREASURER'S REPORT: Judy Willingham reported that she sent the EOY report to the Board. She saw no reason not to approve the report. A motion was made by Allen Kavanaugh and seconded by Judy Willingham to approve the December 2014 report. Motion passed.

MANAGER'S REPORT:

STORAGE UNIT: Lori Cline reported that she had a request from an owner on the 6th floor to have the storage room locked. Lori told the owner she would bring this issue up to the Board. She reported that they had windows and were a form of egress. A discussion ensued regarding liability to the Association, Lori reported the Association is not liable for stolen items. It was reported that items that have been stolen from the storage units. Mark Neary commented that the rooms should be used for the Association property and not individual units and also that they should not be locked. Judy Willingham suggested that the outside sheds be cleaned out and each owner allowed to store items in those sheds and padlocked. A motion was made by Rick Luke that pending a petition from all owners of the 6th floor that the item be tabled. Rick retracted the motion with no second. A motion was made by Judy Willingham and seconded by Mark Neary to deny the request with the intent that the storage units in the shed will become a priority with the next Board.

WORKERS COMPENSATION: Lori Cline reported that she had heard that people were upset about not being able to hire workers without Workers Compensation. Lori reported the dangers of hiring contractors without it. A letter will be sent to owners with work order forms which will also be available online.

LETTER FROM ATTORNEY: Lori Cline reported that she had sent the letter addressed to 601A to the Board in e-mail. The Board will review it.

CLEANING PROPOSAL: Lori Cline reported that Den's Clean Machine was not doing an efficient job of cleaning the building and she has requested another bid. She e-mailed the proposal to the Board to review.

OLD BUSINESS: Dan Cline reported on the following:

FENCE: Allen Kavanaugh reported that by the pool that there are three couplers that need to be repaired on the fence. Dan Cline reported that the fence company is going to start the repair later this week.

FHA CERTIFICATION PROCESS: All of the information was submitted to the company that will be doing the work.

PAINT AND ROOFING: Preliminary numbers from both painting and roofing companies have been obtained. Dan inquired as to whether an engineering company would be involved as this affects the bids.

COOLING TOWER: A new chemist has performed a new algae treatment and the water is now very clear. They will also perform a major descaling. A mechanical schedule of everyone's unit was performed by Hill York last Friday.

NEW BUSINESS: Judy Willingham reported that at the last meeting they were going to address the delinquent owners at this meeting. As of January 1, 2015 late fees and penalties will be imposed going forward. A motion was made by Mark Neary and seconded by Judy Willingham to authorize the attorney take legal action including and up to a lien when a unit is more than 90 days in arrears effective April 1, 2015. Motion passed.

GENERAL DISCUSSION: Rick Luke met with a company named Light Stream regarding updating the Technical Infrastructure but the building is too small to contract. He also contracted Comcast regarding improving the cables and bringing them up to standards. Rick reported on sanitary stack cleanings, phase one was started in 2010 but nothing else was done on this. Rick has spoken with a company to meet with him about continuing the project.

Judy Willingham reported that they are currently under contract for phase two with WJ Johnson and Associates. Allen Kavanaugh reported that he does not believe they are still under contract with them.

BOARD MEMBER COMMENTS: Mark Neary commented that the Board is doing is a good job and that he is learning a lot from Dan at Sandcastle about the building. Rick Luke reported that he is glad to see that the chemical treatment and maintenance of tower under one roof. Judy Willingham reported that she agrees with Mark Neary that she also enjoys a meeting with a lot of owners and input and she hopes to see everyone next month. Allen Kavanaugh thanked all the owners for their comments and input, he also appreciates the current Board and feels that they work well together.

ADJOURNMENT: A motion was made by Allen Kavanaugh and seconded by Judy Willingham to adjourn the meeting at 7:52PM. Motion passed.

Respectfully Submitted By Lori Cline, CAM, CMCA, AMS

Lori Cline

On February 16, 2015