

Grand Vista at Riverwood Board Meeting Minutes

Date: Wednesday, November 15th, 2023

Time: 1 PM

Place: STAR Hospitality and via zoom

Call to Order: The meeting was called to order at **1:05 PM**

Board Members Present:

- Lou Bonacorsi, President
- Dave Silverstein, Vice-President
- John Bonham - Secretary
- George Major- Treasurer
- Stan Morris- Director
- Dennis Martins - Director
- Gary Smith - Director

Also, Present: Leslie Phillips, CAM, CMCA Property Manager, Star Hospitality Management

Not present: None.

Notice: Notice of the meeting was posted on the bulletin board located at the Riverwood Activity Center 48 hours prior to the Meeting in accordance with Florida State Law and sent to owners via email as well.

Meeting Minutes:

- These minutes will be approved at the next meeting.

New Business:

- Treasurer-George did a brief overview of how the Board came up with the new Reserve Schedule and said that next year we will be doing a Reserve Study to help with the Reserves. Lastly, we reviewed the Operating budget line items.

Motion to adopt the 2024 GVR Budget/Reserves at \$2,334 quarterly and \$9,335 yearly.

MOTION: George Major

SECOND: Dennis Martins

Motion passed unanimously.

Motion to adopt the Insurance deductibles:

Flood at \$5,000 per building / Named Windstorm 5% / All other Peril at \$25,000 per occurrence

MOTION: George Major

SECOND: Dennis Martins

Motion passed unanimously.

Other Business:

- Hurricane order of repairs currently: ABC and DKI
 - Roofs are in the process of being replaced and should be done by years end. Hoping for Dec 20th.
 - Interiors should be started in the next 2-3 wks. (Insulation and drywall)
 - A punch list for ABC/DKI is being kept by the board.
- Lou - thanked Dennis for volunteering his time to help the association during the spring, summer, and Fall with ABC and DKI.

- Dave - advised everyone that trees have been replaced and there is still more to do. Working closely with DeSoto to install mulch during the 1st of the year. Extras are still to come on the sides of the buildings (planting, trimming, etc.)
- CAM will send the board her newsletter and the GVR ARB form for any additional tweaks before the next mailing. Things like sensors installed on all a/c drain lines.
- We are still missing 23 keys from the owners.
- RCA wants to attend the Annual meeting in February.
- CAM will be mailing out the adopted budget, the 1st notice of the annual meeting, and the newsletter, maybe Rules and Regulations. Should go out around December 1st.

NEXT MEETING:

- Annual Mtg is on 2-7-24 @4PM in person only

HOMEOWNERS FORUM:

- Asked when building 3343 will be cleaned. CAM stated she will check with the vendor.

A motion was made to adjourn the meeting at 2:03 PM.
MOTION: Lou Bonacorsi SECOND: John Bonham
Motion passed unanimously.

Respectfully Submitted by:

Leslie Phillips, CAM, CMCA

for the Board of Directors of GVR