

RIVERVIEW BLUFFS CONDOMINIUMS
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MINUTES OF BOARD OF DIRECTORS MEETING
FEBRUARY 8, 2019 AT 12:00 NOON
AT RIVERVIEW BLUFFS CLUBHOUSE

I. The meeting was called to order by President Terry Work at noon.

Attendance: Terry Work, Frank Curtis, Dennette Burris and Tammy Phipps.
(Steve Quintero was not present) A quorum was established.

Pledge of Allegiance was recited.

II. OLD BUSINESS

1. Approve Minutes of Board of Directors Meeting of April 7, 2018, Executive Session of Annual Meeting on April 17, 2018 and Executive Session of January 19, 2019.

Frank Curtis made a motion to approve; Tammy Phipps seconded and the motion passed 4-0.

2. Approve transactions recorded since last Board Meeting on April 7, 2018.

Plumbing and drywall repairs .

Roof and walkway repairs.

Upgrading Security cameras.

Roof repairs on Building and on Garages.

Replaced hydrant valve and gate valve.

Repainted upper pool deck.

Painted lower pool building and clubhouse/spa area.

Purchased new pool chairs and lounges.

Removed large satellite dish that did not work on clubhouse roof and replaced one AC for clubhouse.

Replaced street lights and outside breakers in building 11.

Pools and spa replacement of parts.

Block wall near building 10 repaired

Financial Review for the year 2017 submitted by our account Donna Smith.

In Process:

Preparation of 2018 income tax returns by our accountant Donna Smith.

III. NEW BUSINESS

New board members were introduced and Terry Work thanked previous board members for their contributions to the HOA.

Discussion was had to determine whether to renew Suddenlink contract for basic cable TV (109 units, including clubhouse) which expires on April 30, 2019. This will be discussed again at next meeting after Suddenlink representative communicates with us concerning issues (such as powering down or scrambling TV stations) as discussed in telephone conference call had before this Board Meeting. Abraham Contreras at Suddenlink will arrange for a site survey as to why issues are not being handled correctly and submit a bid for internet services at a discounted rate. Terry Work and Tammy Phipps suggested that our website contain the phone number for residents to communicate with Suddenlink (866-229-8750) and to have their serial number on TV box available at the time they make the call. Homeowner Harry McElvey (Unit 11A) commented that Suddenlink has been scheduled to come to his unit for his issues; he will advise of outcome.

Discussion was had concerning the need for two more bids for asphalt.

Discussion was had concerning installation and location of a lock box to give residents access to clubhouse. (Owner Terry Welch (11D) suggested the lock box be installed in rear door where key for pool enclosure would be needed for access)

Discussed removal of another dead palm tree.

Reviewed bids from Catone's Painting and G&R Handyman Services for painting garages and one building (painting for which building to be determined). Dennette Burris to contact Catone's Painting concerning their bid and this matter will also be discussed at the next meeting.

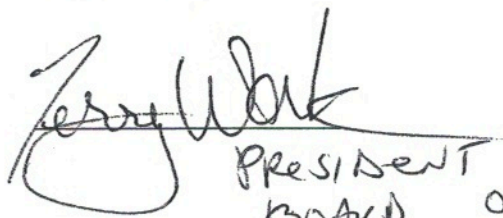
Discussion was had on purchasing sign, post, and bag dispenser for dog park and other areas on complex. Tammy Phipps will research the website advertising such items.

IV. ADJOURN MEETING

Dennette Burris made a motion to adjourn the meeting. Tammy Phipps seconded and motion passed. The meeting was adjourned at 1:30 p.m.

(Next meeting of Board of Directors scheduled for April 6, 2019 at 10:00 a.m. at Riverview Bluffs Clubhouse)

Respectfully,


PRESIDENT
BOARD OF DIRECTORS

3/15/19