



BOARD MEETING MINUTES
July 20, 2011

The Residences at RiverBend Board Meeting was called to order at 6:37 p.m. on July 20, 2011, by President Broido.

Board Member Roll call: Present: Peter Broido M.D., Mark Ordower, John Simon and John Rauschenberger. Absent: Stuart Ellison. Several RiverBend Members were present to witness the Meeting. Troy Green was present representing Lieberman Management Services.

Approval of Minutes: After reviewing the minutes, Treasurer Ordower pointed out that the May Minutes named Bob Bestrie as the original building decorator when in fact; he was the head architect on the building design. Treasurer Ordower made a motion to accept the Minutes with that one correction, Vice President Simon Seconded the motion, motion passed unanimously.

Overview taken from the June financial statement showing operating and reserve holdings:

The RiverBend financial holdings as of 6/30/2011 are as follows:

Operating Account	\$ 55,771.00
Reserve Holdings	\$ 1,310,024.00
Accounts Receivable	\$ 96,637.00
Total	\$ 1,462,432.00

Officers Reports:

President Broido updated the Members present on the ongoing projects including continuing to investigate options to save money through various HVAC upgrades. He also stated that the Board is working to reduce the odor emitted from the trash compactor room and as a longer term fix, they are investigating amending the chute to solve a design flaw in the chute where it drastically bends at the very end of the chute which takes a lot of pressure from falling refuse. He added that the Board has installed an AC unit in the trash room and will soon be installing a ventilation system to help reduce refuse odors.

Committee Reports:

Mrs. Wonderlic gave a report to the Board on the Decorating Committees activities over the last 8 months, stating that they have interviewed several professional decorating companies with the goal in mind of coming up with a long term building wide decorating plan that will be able to slowly implemented with a consistent cohesive plan.

OLD BUSINESS

Uverse:

Green gave an update on the construction of the Uverse system. He stated that the system is well under way and the estimate for initial installations is August 18 but he added that date was not definite and that more information would be emailed to residents as more information is gathered.

Hallway Painting:

Green reported that RC just finished painting the 14th floor leaving only the 13th floor to go. After the 13th floor, two other residential floors (35 & 36) would be touched up, then the 12th floor would be painted. President Broido instructed green to retouch floors 35 and 36 in the old color schemes because the color scheme may change when a decorating scheme is adopted and it does not make sense to repaint the floors only if they are to be changed shortly in the future.

Elevator Smooth Ride Wheels:

The Board had ordered smooth ride wheels to be installed on P-1 from Otis Elevator at the May Board Meeting. Green reported that the wheels had been ordered and a lower price was negotiated from \$12,079.26 to \$10,700.00. He added that Otis has a back log of work and initial estimates from Otis were for a late August installation.

Declaration Amendment:

Treasurer Ordower gave an update to the Members present on the proposed Declaration amendment to allow resident access onto the garage levels. He stated that a draft was received but there needs to be further clarification on the definitions of automobiles and a second draft with changes should be available for review in the near future.

NEW BUSINESS

Yoga room carpet:

Green reported that the yoga room carpet is at the point where it has reached its useful life and needs to be replaced. The Board discussed the options of either installing carpet tile or hardwood floor. Treasurer Ordower made a motion to install commercial carpet tiles using in-house staff for a material price estimated of \$1,700.00. Vice President Simon seconded the motion, motion passed unanimously.

12th Floor Storage Walls:

The Board reviewed prices to install PVC wall protecting sheets on the storage level which would cost an estimated \$3,500 using in-house staff. They also discussed another option of painting a border color on the wall to make the floor more aesthetically pleasing. Vice President Simon stated that since most of the damage from the 12th floor comes from other sources, the money to clad the wall should not be spent and the wall should be painted in a border color in order to save money and make the floor more presentable. He added that a higher grade epoxy paint should also be used on the floor when the repainting occurs. Treasurer Ordower made a motion to repaint the floor and walls using in-house staff for the cost of the paint, Vice President Simon seconded the motion, motion passed unanimously.

Social Room Use:

President Broido brought up the fact that the Social Room is being used by many nannies in the building to watch children and that there was spill damage caused to the couch recently as well as children's foot prints on the glass table. He suggested that the room is not designed or set up as a children's facility. Vice President Simon instructed Management to get a better camera in the room and also suggested that the Rules and



Regulations Committee should meet to discuss this topic and report back to the Board at a future meeting with recommendations on this matter.

Homeowner Question Session:

Member, Mrs. Sippy asked if after the Declaration change, would residents then park their own vehicle in the garage. President Broido stated that the valet department would still park all cars but the Declaration currently states that residents cannot visit their own cars and the Board has not enforced that section of the Declaration but now wishes to change the Declaration as to be in compliance.

Member, Mr. Aylesworth asked about the possibility of owners helping valet to park a specialty vehicles such as an exotic car or oversized vehicle. Vice President Simon stated that the Declaration change will give the Board the ability to write specific rules to change how the garage is governed but the issue of owners parking specialty vehicles has not been discussed.

Member, Mr. Wonderlic stated that the automatic door holder does not work. Green stated that he would have it fixed.

Member, Mr. Tevonian asked that the lobby lighting be changed back to the original lights. President Broido stated that it was an experiment and that the old light bulbs would be put back up.

Adjournment: Treasurer Ordower made a motion to adjourn the Residences at RiverBend Board of Directors Meeting at 7:19 p.m. Vice President Rauschenberger seconded the motion, motion passed unanimously.