

The Homeowners of Riverside II (37-48) Condominium Association
Minutes for the Annual Homeowners Meeting
Summer 2021 (August 17, 2021)
7:30 PM – 8:30 PM ET

RS-II Attendees:	<ul style="list-style-type: none"> • RS47- Daniel and Michelle Boyer • RS46- Dominique Caron and Alexandre Filiatreaut • RS43-Anuwat Raviwongse • RS42-Jack and Barbara Palmadesso X RS41-Carrie Lindower • RS40-Jose Aquino and Marjorie Robb • RS39-Judith King X RS38-Harriet Boxer and Joshua Boxer • RS 37-Robert and Mary Lou Janelli
RS-II Directors :	X RS48-Herb Lewis X RS44-Nat Arai X RS45-Deborah Cicerone
SNHA Representative:	X SNHA –Joe Ingram X SNHA –Andy Iwaskiewicz X SNHA -Deej Meegan X Denotes Attendance

Annual Meeting Minutes – August 17, 2021

Meeting Purpose: The annual meeting of the homeowners of the Riverside II (37-48) Condominium Association

1. Welcome and Introductions
2. To appoint a secretary to record the minutes for the meeting and to return a copy to Joe Ingram and Andy Iwaskiewicz the SNHA office Rte 108 no later than 12-01-2021.
 - ✓ *Call was opened at 7:27 pm ET on August 17, 2021*
 - ✓ *Meeting was called to order at 7:33 pm*
 - ✓ *Herb Lewis chaired the meeting and Deborah Cicerone appointed as secretary*
3. Review agenda and the adding of other business and topics as required
 - ✓ *Agenda reviewed and there were no additional discussion items*
4. Meeting schedule – annual meetings will be on the 3rd Tuesdays of August at 7:30 pm ET and the winter meeting will be on the 3rd Tuesday of January 7:30 pm ET
 - ✓ *Reviewed the new meeting cadence*

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5. Approval of the minutes October 29th , 2020 meeting
 - ✓ *Minutes from the October 29th, 2020 meeting were accepted and approved*
 - ✓ *All minutes are posted online at*
<http://www.snha.net/regimes-a-buildings/riverside-37-48>
6. Regime Director – Herb Lewis' term is ending this year. He is willing to serve again but is also willing to let others serve if they are interested/willing.
 - ✓ *Herb Lewis was elected to another 3 year term ending July 2024*
7. Review of Financial Statement for RS-II
 - ✓ *Financials are in good shape and we have no delinquencies*
 - ✓ *Discussed increases in insurance which will be higher than anticipated at approximately 15%*
 - ✓ *Will be increasing monthly fees and the final increase will be determined and set during fall 2021*
 - ✓ *Sound financials and maintenance upkeep will instill a level of comfort for current homeowners and potential future home buyers*
8. RS-II Projects
 - a. Review the Fall Action List Items
 - b. Spring 2022 Action List Planning
 - ✓ *West Gable finally completed*
 - ✓ *Diseased trees in front of the building were removed*
 - ✓ *AC Covers will be done for the entire building*
 - ✓ *Carpet replacements will be needed for the front stairwells- 6/7 years cycle for wear/tear on hallway carpeting is to be expected*
 - ✓ *Interior improvements were discussed including updating artwork and the idea of keeping it local*
9. Additional items of concern and interest for RS-II Homeowners
 - ✓ *Nothing to note*
10. Review of any new business that was added for tonight's call
 - ✓ *No additional items were added*
11. Adjourn
 - ✓ *Meeting adjourned at 8:16 pm on 8.17.2021*

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