

Optimum Property Management
PO Box 152075
Cape Coral, FL 33915
239-406-1660

The River's II Condominium Association, Inc
Board Meeting
Thursday, April 17th, 2025
Unit 502 1:00 PM
Approved

Call to Order

The April 17th, 2025 Board Meeting was called to order by President Janet Zuk at 1:01 PM.

Establish a Quorum

Attendance of the Board of Directors as follows:
Janet Zuk William Miller Tom Aumann Sonia Cure

Approval of Minutes

Tom Aumann made a **MOTION** to approve the March 25th, 2025, Minutes as presented. The motion was **SECONDED** by Sonia Cure. The vote was called, and the **MOTION CARRIED UNANIMOUSLY**, 4 to 0.

Treasurer's Report

William Miller shared that River's II is 4% over budget as of March 30, 2025. There being no discussion, Tom Aumann made a **MOTION** to approve the treasurer's report. The motion was **SECONDED** by Sonia Cure. The vote was called, and the **MOTION CARRIED UNANIMOUSLY**, 4 to 0.

Old Business

1. Imperial Phase 2 Stucco Update

Manager Davenport shared that we are still waiting on approval from the city.

New Business

1. 2025 Special Assessment Approval

William Miller reviewed the special assessment with the owners explaining the difference with either raising the dues or paying a larger special assessment. There being no discussion Tom Aumann made a **MOTION** to approve a special assessment for 2025 using option 2 as was handed out and explained at the March board meeting, assessment for units #501 through #504 totaling \$29,100.00 per unit, using the payment schedule handed out at this meeting. If an owner sells their unit, the assessment must be paid in full prior to their

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closing date. The motion was **SECONDED** by William Miller. The vote was called, and the **MOTION CARRIED UNANIMOUSLY**, 4 to 0.

Owner's Forum

There were no comments.

Adjournment – 1:20 PM

A **MOTION** to adjourn was made by Tom Aumann. The motion was **SECONDED** by William Miller. All in favor, **MOTION CARRIED UNANIMOUSLY**.

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The River's II Condominium Association, Inc
Board Meeting
Tuesday, March 25th, 2025
Unit 502 1:00 PM
Approved

Call to Order

The March 25th, 2025 Board Meeting was called to order by President Janet Zuk at 1:05 PM.

Establish a Quorum

Attendance of the Board of Directors as follows:

Janet Zuk William Miller Tom Aumann Sonia Cure Robert Clemente

Approval of Minutes

Tom Aumann made a **MOTION** to approve the July 23rd, 2024 and November 1st, 2024 minutes as presented. The motion was **SECONDED** by Bill Miller.

The vote was called, and the **MOTION CARRIED UNANIMOUSLY**, 5 to 0.

Treasurer's Report

Tom Aumann made a **MOTION** to waive the treasurer's report. The motion was **SECONDED** by Bill Miller. The vote was called, and the **MOTION CARRIED UNANIMOUSLY**, 5 to 0.

Old Business 1. Imperial Phase 2 Stucco Update

Manager Davenport shared that the city required an elevation certificate to be completed. That has now been completed and turned over to the city. We now wait for their review and approval.

2. Legal Update for Insurance Claim

President Zuk share that the Board met to discuss the possibility of hiring an attorney to pursue the insurance claim for possible roof damage. Following an inspection from your roofer, that insures there wasn't enough damage to need a full roof replacement, the Board has decided not to proceed with the lawsuit.

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New Business 1. 2025 Special Assessment Discussion

Bill Miller went line by line explaining all the funds needed for the Structural Integrity Reserves Study. He explained the need to fund more through a special assessment to get caught up verses spreading it over several years with the budget being higher. He also discussed the need for funds to cover the milestone repairs, adding elevator doors to the modernization, cast iron pipe replacement, and drywall repairs for the plumbing leak. An official meeting will be held in April to approve the special assessment.

Owner's Forum

Adjournment – 2:23 PM

A **MOTION** to adjourn was made by Tom Aumann. The motion was **SECONDED** by Sonia Cure. All in favor, **MOTION CARRIED UNANIMOUSLY.**

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The River's II Condominium Association, Inc
Board Meeting
Friday, November 1st, 2024
Unit 502 11:30 AM
Approved

Call to Order

The November 1st, 2024 Board Meeting was called to order by President Janet Zuk at 11:32 PM.

Establish a Quorum

Attendance of the Board of Directors as follows:

Tom Aumann

Janet Zuk

Sally Mullins

William Miller

Approval of Minutes

No minutes reviewed

Treasurer's Report

No report given

Old Business

No old business

New Business

1. Approve Imperial Phase 2 Stucco Repair Contract

Manager Davenport shared that multiple bids were obtained for the integrity repairs per the engineer's report at a prior meeting. Imperial Painting and Construction was approved for phase one and based on price and workmanship of phase one, was asked to submit a breakdown bid for phase two. Their proposal is in the amount of \$59,800.00 with the option of \$300.00 to repair the soffit. There being no discussion, Tom Aumann made a **MOTION** to select Imperial Painting and Contracting to complete the repairs with a maximum cost being \$61,000 to include the soffit repairs. The motion was **SECONDED** by William Miller. The vote was called, and the **MOTION CARRIED UNANIMOUSLY**, 5 to 0.

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Owner's Forum

An owner asked if there will be a special assessment for this project, answer was it is possible, and more details will come as soon as management and the treasurer meet in the near future. Owner also asked if there is a scheduled start date for this phase, and there is not because it depends on the city permitting.

Adjournment – 11:36 AM

A **MOTION** to adjourn was made by Tom Aumann. The motion was **SECONDED** by William Miller. All in favor, **MOTION CARRIED UNANIMOUSLY.**

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The River's II Condominium Association, Inc
Board Meeting
Tuesday, July 23rd, 2024
Second Floor Meeting Area 12:30 PM
Approved

Call to Order

The July 23rd, 2024 Board Meeting was called to order by President Janet Zuk at 12:36 PM.

Establish a Quorum

Attendance of the Board of Directors as follows:

Tom Aumann

Janet Zuk

Sally Mullins

Sonia Cure

William Miller

Approval of Minutes

There being no discussion, Tom Aumann made a **MOTION** to approve the April 8th, 2024 minutes as presented. The motion was **SECONDED** by Sonia Cure. The vote was called, and the **MOTION CARRIED UNANIMOUSLY**, 5 to 0.

Treasurer's Report

Treasurer William Miller shared that the June 30th, 2024, financials showed that River's II is on track for the year so far being underbudget \$2056.35 which is great for the half year mark. Bill shared that bids should be obtained for all contracts for the budget year 2025. There being no discussion, Tom Aumann made a **MOTION** to approve the treasurer's report as presented. The motion was **SECONDED** by Sonia Cure. The vote was called, and the **MOTION CARRIED UNANIMOUSLY**, 5 to 0.

Old Business

No old business

New Business

1. Project Update

President Janet Zuk first officially welcomed Sally Mullins to the Board. There were two run-off elections that tied between Sue Bongiovanni and Sally Mullins, and after the second tie, Sue Bongiovanni decided to step down and give Sally a chance to be on the Board. Welcome Sally Mullins. President Zuk gave an update on the seawall that the concrete and captains walk is

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completed. They will start grading the dirt and laying the irrigation in the coming days. She shared that two palms in the front of the building were removed because they were dead. She also shared that there was a leak at the pressure valve and the second plumber stated it needed to be a backflow to comply with the city. The River's II received a notice to comply shortly after, so the right decision was made to go ahead with the back flow. The plumber was highly recommended from River's III.

2. Milestone Inspection/Engineer Report – Review/Approve Proposals

President Zuk shared that five bids were obtained for stucco removal for the phase one of the engineer's report. Tekram was \$11,275.00, Elias Brother's was \$18,604.00, Mora was \$9,193.00, Ryan Hammond's did not break his out, total contract was \$111,700. Imperial Painting and Contracting was \$8,800.00. Following discussion, Tom Aumann made a **MOTION** to select Imperial Painting and Contracting to remove the stucco. The motion was **SECONDED** by Sonia Cure. The vote was called, and the **MOTION CARRIED UNANIMOUSLY**, 5 to 0.

Owner's Forum

An owner shared that the Williamson and Son's workers are outstanding. And asked what was planned for the ends of the sea wall that have the drop offs. It was shared that possible ramps or steps will be put on each end.

An owner asked that the Board look into having the bylaws revised in the near future.

Adjournment – 1:22 PM

A **MOTION** to adjourn was made by Tom Aumann. The motion was **SECONDED** by Sonia Cure. All in favor, **MOTION CARRIED UNANIMOUSLY**.

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The River's II Condominium Association, Inc
Board Meeting
Monday, April 8th, 2024
Second Floor Meeting Area 5:00 PM
Approved

Call to Order

The April 8th, 2024 Board Meeting was called to order by President Janet Zuk at 5:25 PM.

Establish a Quorum

Attendance of the Board of Directors as follows:

Tom Aumann

Janet Zuk

Sonia Cure

William Miller

Approval of Minutes

There being no discussion, Tom Aumann made a **MOTION** to approve the December 18, 2023 minutes as presented. The motion was **SECONDED** by Sonia Cure. The vote was called, and the **MOTION CARRIED UNANIMOUSLY**, 4 to 0.

Treasurer's Report

Manager Davenport shared the account balances as of March 31, 2024. There is \$19,795.96 in the Operating account, \$164,996.00 in the Special Assessment account, and \$175,138.29 in the Reserve accounts. She shared that River's II is on track for the year so far being underbudget \$4973.40 which is good because dues are quarterly. There being no discussion, Sonia Cure made a **MOTION** to approve the treasurer's report as presented. The motion was **SECONDED** by William Miller. The vote was called, and the **MOTION CARRIED UNANIMOUSLY**, 4 to 0.

Old Business

1. Engineer Report/Repairs Update

President Janet Zuk gave an update that the engineer is meeting with all of the vendors supplying proposals for the project to make sure they are all on the same page with his report, and so that the proposals can be comparable.

2. Soffit and Gutter Repair

President Zuk reminded the owners that the soffit and gutter repair will be on hold until a vendor is selected for the engineer repairs.

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3. Seawall Update

President Zuk shared that seawall project will be beginning soon; the permit is approved and a pre-construction meeting is set for the 4th week of April. Work is tentative to begin the first week of May.

New Business

1. Pest Control Contract

President Janet Zuk shared that three bids were obtained for perimeter pest and rodent control. JV Buggs total annual service is \$5,430.00. Quality Pest Control total annual service is \$1,395.00. Turner Pest Control total annual service is \$1,740.00. Following discussion, Tom Aumann made a **MOTION** to select Quality Pest Control. The motion was **SECONDED** by Sonia Cure. The vote was called, and the **MOTION CARRIED UNANIMOUSLY**, 4 to 0.

Adjournment – 5:51 PM

A **MOTION** to adjourn was made by Sonia Cure. The motion was **SECONDED** by William Miller. All in favor, **MOTION CARRIED UNANIMOUSLY**.

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The River's II Condominium Association, Inc
Board Meeting
Monday, December 18th, 2023
Second Floor Meeting Area (moved to unit 502 due
to weather) 5:30 PM
Approved

Call to Order

The December 18th, 2023 Board Meeting was called to order by President Janet Zuk at 5:58 PM.

Establish a Quorum

Attendance of the Board of Directors as follows:

Tom Aumann	Sue Boniovanni
Sonia Cure	William Miller
Janet Zuk	

Approval of Minutes

No minutes to approve.

Treasurer's Report

No report to give.

Old Business

No old business

New Business

1. Hurricane Repairs Update

President Janet Zuk gave an update on the hurricane repairs, sharing that all the lanais have been repaired. The remaining roof repairs are waiting on the roofing that is back ordered. Management will work with the roofers for an eta.

2. Elevator Update

Manager Brandy Davenport shared that the 2023 required update for the elevator got extended until August of 2024. The update for River's II will be done Summer of 2024 when most owners will be North. The modernization will be completed Summer of 2025. Dates on both will be sent to the owners

as soon as they are firm. The update will only take a day, while the modernization will take around 10.

3. Pool Coping. Update

President Zuk shared that the pool is in need of a new coping. Three bids will be obtained and reviewed by the Board. If a color change is needed, a membership vote will need to happen for the change.

4. Engineer Report/Repairs Updates

President Zuk shared that The River's II finally received the engineer report for the structural study, three bids will be obtained to do all the repairs including the soffit and gutters.

5. Soffit and Gutter Repairs

President Zuk shared that the Board and Management have had 4 different companies out to bid just the soffit and fascia and only one written proposal was received. Following discussion, this is tabled until the middle of January in attempt to save the Association some money by adding to the structural repairs mentioned in the engineer's report.

6. Seawall/Sidewalk – Repair/Replace

The Board reviewed the bids submitted for the seawall replacement/repair. Honc Marine did not submit a written proposal but did share that Williamson and Son's proposal was a fair proposal and would be hard to beat. Rybak Construction submitted a proposal to re-cap the seawall for \$62,357.00, which was not the recommendation of the engineer. Williamson and Sons submitted a proposal for \$175,700.00 to replace the sidewalk and seawall. Following discussion, A **MOTION** to replace the seawall and sidewalk with a captains walk and new seawall, work by Williamson and Sons was made by Director Tom Aumann. The motion was **SECONDED** by Director Sonia Cure. All in favor, **MOTION CARRIED UNANIMOUSLY.**

Adjournment – 6:45 PM

A **MOTION** to adjourn was made by Director Sue Bongiovanni. The motion was **SECONDED** by Secretary/Treasurer William Miller. All in favor, **MOTION CARRIED UNANIMOUSLY.**