



HOMEOWNERS' ASSOCIATION, INC.

6285 Riverwalk Lane

Jupiter, FL 33458

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www.riverwalkhoa.biz

Board Meeting

Thursday, May 24, 2018

7:00pm at Pool #2

The meeting was called to order with quorum present by Board President Ronald Perholtz at 7:05pm.

Board Members present at this meeting were President Ronald Perholtz, Secretary Cory Surface, Treasurer Pegeen Kelty and Director Dave Huggins. Also in attendance were Property Manager Jim Pike and Gail Freese. Vice President Mike Staley was absent

OLD BUSINESS:

Motion made by Dave Huggins to approve the April 5, 2018 minutes. Seconded by Pegeen Kelty. All Members were in favor.

Motion made by Dave Huggins to approve the May 24, 2018 agenda. Seconded by Pegeen Kelty. All Members were in favor.

Update on Legal Case: Ron Perholtz reported that 6143-2 lost every count on his lawsuit and that Riverwalk should recover legal fees. The homeowner has filed an appeal. Attorney has requested immediate payment from Riverwalk. Ron advised attorney that we would not pay any further fees until after 6143-2 appeal. Jim Pike needs to obtain timeframe for appeal.

Internet: Ron Perholtz reported that the IT support person (Larry) was terminated because he was unable to fulfill his contract. Ron stated that with the faster 4G network the world is going wireless. Fibernet is also moving to wireless. Noting that Riverwalk has already recovered the costs for the Fibernet internet service, and our infrastructure is deteriorating rapidly, homeowners will need to obtain their own internet provider once the Fibernet's contract is satisfied. This will be in approximately two and a half years.

Project Status:

New Playground Fence: The installed fence was not to the requirements stated in the contract. The contractor has agree to give all the money back except for the installation costs. We will be obtaining new quotes to replace the current fence and are looking into trying to connect the new fence to the post that were installed. If this is not possible, the posts would need to be removed and new ones installed.

Tennis Court Revision: The contractor that was doing the fence was also doing the tennis court revision. He has agreed to cancel the contract. A resident in the community has offered to assist in finding a contractor to install the handball court. Knight Electric will be revising their lighting quote and Cory Surface has submitted lighting proposals from two additional contractors.

Foxtail Palms: All foxtail palms and Cypress trees were planted as required by the Town of Jupiter. A contractor has been schedule to spray all new planting with fertilizer. Additional foxtails will be installed throughout the community in areas where oaks were not removed. A motion was made by Ron Perholtz to accept a proposal to plant 8 oak trees along Riverwalk Lane. Seconded by Dave Huggins. All were in favor.

Irrigation Well: The new well has been installed and there is no rust or smell to the water. Cost was \$9,000.

Pool Chemistry and Salt Converters: Controllers have been installed and are working.

Carport Post Repairs: All repairs have been completed.

NEW BUSINESS:

Appeal Attorney Recommendation: Jim spoke with an attorney to handle the court appeal filed by unit 6143-2 and is available to meet next with the Board of Directors.

Gutter Cleaning Proposal: Jim reported that he obtained two bids to compare against each other. Squeegee Squad's was \$1300 cheaper than the alternate proposal. Dave Huggins made a motion to accept the proposal from Squeegee Squad. Cory Surface seconded. All were in favor. Ron recommended that all homeowners check gutter seams in their unit to make sure there are not gutters leaking.

6151-5 Tree Removal Request: Unit owner submitted a written request to the Board to have a pine tree removed that was bending and could possibly break and damage his home. Since it is unknown if the tree was on Riverwalk property, the Board could not approve removal. The issue has been deferred until a property survey is provided or SFWMD responds to homeowner letter.

Mailbox Replacement: Deferred until Dave Huggins contacts his resources and reports back on his findings.

Fines for Board Discussion:

Unit #	Description of Fine	Recommendation by Board	Motion		
			1 st	2 nd	All?
6143-2	Discharging Air Pistol in Community	*Forward to Fining Committee	DH	CS	AIF
6143-2	Damaging common area trees	*Forward to Fining Committee	DH	CS	AIF
6143-2	Running Stop Sign	Forward to Fining Committee. Recommend \$100 fine.	DH	CS	AIF
6167-5	Not Parking in Assigned Numbered Space	Forward to Fining Committee. Recommend \$100 fine.	RP	PK	AIF
6182-7	Repairs not completed w/l 90 Days (Painting)	*Forward to Fining Committee	RP	PK	AIF
6190-3	Repairs not completed w/l 90 Days (Wall)	*Forward to Fining Committee	RP	PK	AIF
6190-6	Repairs not completed w/l 90 Days (Fence, Gate, Painting)	*Forward to Fining Committee	RP	PK	AIF
6198-3	Repairs not completed w/l 90 days (Wall)	*Forward to Fining Committee	RP	PK	AIF
*Recommend initial fine of \$100 per violation. If repair is not completed within 2 weeks an additional \$100 per day will be added until unit is repaired.					
6158-7	Vehicle Violation	Forward to Fining Committee. Recommend \$100 fine.	RP	PK	AIF
6230-7	Vehicle Violation	Forward to Fining Committee. Recommend \$100 fine.	RP	CS	AIF
6239-2	Vehicle Violation	Forward to Fining Committee. Recommend \$100 fine.	RP	CS	AIF
6263-2	Vehicle Violation	Forward to Fining Committee. Recommend \$100 fine.	RP	DH	AIF

6263-2	Vehicle Violation	Forward to Fining Committee. Recommend \$100 fine.	RP	DH	AIF
6271-1	Vehicle Violation	Same vehicle as listed in 6271-2. Has same vehicle description but different plate. New plate appears to have been issued.	RP	CS	AIF
6271-2	Vehicle Violation	Forward to Fining Committee. Recommend \$100 fine and an additional \$100 per day if vehicle is here after 2 weeks.	RP	CS	AIF
6288-3	Vehicle Violation	Forward to Fining Committee. Recommend \$100 fine.	RP	CS	AIF
6343-1	Vehicle Violation	Forward to Fining Committee. Recommend \$100 fine.	RP	PK	AIF

OPEN DISCUSSION:

Visibility of vehicles driving past the overgrown bushes on the corner where 6270 is located. Landscapers will be advised to trim bushes.

A complaint was expressed about 6262-2 having trash piled up in patio areas. Unit has been empty for nearly 2 years and is under foreclosure. Ron Perholtz recommended a \$100 fine and advise unit owner to clean the trash up within 2 weeks. Seconded by Dave Huggins. All were in favor.

A complaint was made about a dog residing at 6262-3. Owner has patio furniture piled up in front of the gate opening and has allow the dog to defecate on the patio while owner is at work.

ADJOURNMENT:

Motion was made by Dave Huggins to adjourn the meeting at 8:55pm. Seconded by Cory Seconded. All were in favor.