



HOMEOWNERS' ASSOCIATION, INC.

6285 Riverwalk Lane

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Board Meeting
October 10, 2016
7:00pm at Pool #2

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

All Board Members were present at this meeting; President Ronald Perholtz, Vice President Stephen Nagy Secretary John McOwen and Director Mike Staley. Director David Huggins arrive shortly after the meeting was called to order.

OLD BUSINESS:

Motion made by President Ronald Perholtz to accept the August 16, 2016 Board Meeting Minutes as written. John McOwen second the motion and motion passed unanimously.

Motion made by President Ronald Perholtz to approve the Agenda. Motion passed unanimously.

Office Staffing: Jim Pike was welcomed and introduced as Riverwalk's new Property Manager. Jim has over 10 years of experience in property management, is a licensed CAM and has a BA in Economics from Florida Atlantic University.

Emergency Sink Hole Repairs: Total cost of the sinkhole repairs is \$53,077.00. These were unbudgeted expenses. We are looking at getting help from Storm Water Management but cannot file a request until 2017. There will be a budget impact of \$20 per unit per quarter if we are unable to get help from the State.

Internet Upgrade Status: Current equipment next to office is more than 10 years old. We are installing new amps, power supplies, etc. behind the office building and are now maintaining a spare parts inventory on-site.

Unit Re-Inspections and Proposed Fines: All units scheduled for repainting have been re-inspected. A list (attached) was read aloud of all units inspected that have not completed their repairs. Ron Perholtz made a motion to send this list to the Fining Committee. Motion was seconded by John McOwen and was unanimously approved. All units on the list will be notified and advised of the Fining Committee meeting scheduled for Thursday, October 27, 2016 at 7:00pm.

Pet Violations: Three unit owners' pets of these violations were observed off their leash, defecating and not being picked up, or both. Unit owners will be notified and sent to the Fining Committee on October 27th.

Carport Painting: Painting has been completed. Finishing up trim to match fence caps.

Tree Trimming: Completed hurricane trimming just prior to Hurricane Matthew. 26 additional trees have been approved for removal by the Town of Jupiter. Tree removal will commence in mid-November. The costs of removal will cause the 2017 budget to increase, but will be offset in future years by savings because of less annual pruning and leaf removal. Phase 2 & 3 was the priority for removal because of potential damage to carports from trees during storms.

NEW BUSINESS:

Clubhouse: A discussion was held on the proposed Clubhouse which was originally proposed 19 years ago. It would be located on the Tennis courts closest to Pool #2. Existing plans and surveys need to be revised, reviewed and approved by the Town of Jupiter. It will then be put before the Membership once the actual cost is established and the Town has approved. A motion was made by President Ron Perholtz, seconded by John McOwen and unanimously approved by the Board to proceed with a survey and proposal to develop Clubhouse plan and approval with the Town using contractor at a cost of \$7,900.

Address Signs: The sign company that was used for the address plaques went out of business 7 years ago and Riverwalk address signs were never completed. A motion was made by President Ron Perholtz to approve proposal from Floridian Signs for \$7,632 to finish signage, seconded by Mike Staley and unanimously approved by the Board.

New Batten Material: A motion was made by Ron Perholtz to approve the use of a new batten material and will be tested on unit 6215-1. Material is expensive, and may not adhere to paint or caulk. Motion was seconded by Mike Staley. All Members were in favor.

Survey: Discussed during the Clubhouse agenda item. New survey need to be obtained for the Clubhouse and the east end of SFWMD property.

Hurricane Cleanup Update: Little damage was caused during Hurricane Matthew but there is a huge amount of debris cause by the wind. CPM is unable to cut the grass until the debris is cleared. Motion

was made by Ron Perholtz to approve a \$2,000 contract for CPM to clean up community. Motion was seconded by Mike Staley. All were in favor.

OPEN DISCUSSION:

Numerous concerns were expressed by the Membership and discussed with the Board; i.e. Playground Safety, holes in tennis court fence, rodent problem near trash receptacles, and fence gate installed by Riverwalk.

2016/2017 Goals: Ron Perholtz read a list of goals that have been set for the new Property Manager and administrative office.

6254-8 Riverwalk Lane: This unit is owned by Fannie Mae and was fined \$2000. Because they did every repair Riverwalk asked them to do, Ron Perholtz made a motion to withdraw the fine submitted to the Fining Committee. David Huggins seconded the motion and motion was approved unanimously.

Adjournment

Motion made by President Ron Perholtz to adjourned at 8:37. Seconded by Mike Staley. All in favor.