



## **HOMEOWNERS' ASSOCIATION, INC.**

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### **Board of Directors Meeting**

Thursday, November 19, 2020

7:00pm at Pool #2

The meeting was called to order with a quorum present by President Ron Perholtz at 7:01pm.

Board members present at this meeting were President Ron Perholtz, Vice President Dave Huggins, Treasurer Pegeen Kelty, and Director Chris Abbott. Valerie DeFalco and Gail Freese were also in attendance.

Chris Abbott made a motion to approve the November 19, 2020 agenda. Pegeen Kelty seconded the motion. All were in favor.

### **OLD BUSINESS:**

Ron Perholtz made a motion to approve the October 29, 2020 meeting minutes. Pegeen Kelty seconded the motion. All were in favor.

### **NEW BUSINESS:**

Roofing:

- a. Proposed Contract: The bids were reviewed prior to this meeting by the Board of Directors and shingles were selected based on cost. Ron Perholtz made a motion to award the 2020-2021 roofing contract to Jeff Albert Roofing, Inc. Dave Huggins seconded the motion. All were in favor.
- b. Ridge Cap Eliminated, Passive Venting to be Added: Ron Perholtz stated that in the past there were issues with ridge caps. By eliminating the ridge caps and using passive venting it will seal the building better.
- c. Electric/Solar Fans: Fans will be removed at the time of reroofing. Ron Perholtz made the motion to have the homeowner responsible for cutting the electrical. Chris Abbott seconded the motion. All were in favor.
- d. Possible Costs to Unit Owners: Ron Perholtz reviewed the specific building materials and costs that would be the owner's responsibility if replacements were needed. These items included plywood, fascia, Hardiboard, pine lumber, and downspouts, etc.
- e. Non-Standard Super Gutters: Homeowner would be responsible for replacing "Super" gutters if necessary.
- f. Screen Enclosures: Screen that have been removed will be replaced by the HOA. Ron Perholtz made a motion to have Roberto replace the screening, using the same type of screening material that was previously installed in the homeowner's unit. Chris Abbott seconded the motion. All were in favor.
- g. Performance Bond: A discussion was had as to where or not Riverwalk should obtain a performance bond. Ron Perholtz made a motion not to obtain a performance bond. Motion was seconded by Dave Huggins. All were in favor.

Budget:

- Ron Perholtz reported that the 2021 budget will not influence the current HOA assessments of \$660 per quarter and it is unlikely that there will be a special assessment. This could change due to the sinkhole issues and the increase in homeowner delinquencies.
- Ron stated that we are currently waiting for the video from Johnson Davie who repaired the same sinking hole in 2017. There is a very remote possibility that the cost for the repairs to the drainage could be upward of \$1,000,000.
- It was reported that the current attorney is not doing a good job at collections and we are considering terminating him.
- Dave Huggins made a motion to release the proposed budget. Chris Abbott seconded the motion. All were in favor.

Manager's Report:

- Valerie DeFalco report that there were five rental units sold recently that will now be owner occupied.
- Valerie also reported that the Riverwalk Governing Documents have been uploaded to the Riverwalk website in a searchable format.

**ADJOURNMENT:**

Ron Perholtz made a motion to adjourn the meeting at 8:32pm. Pegeen Kelty seconded the motion. All were in favor.