



**HOMEOWNERS' ASSOCIATION, INC.**

6285 Riverwalk Lane  
Jupiter, FL. 33458

**BOARD MEETING**

January 28, 2016  
7:00 P.M. Pool #2

The meeting was called to order by Board President Ronald Perholtz at 7:07 p.m. The monthly Board Meeting was held at Pool # 2.

Board Members present at the meeting were President Ronald Perholtz, Vice President/Treasurer Carolann Wolfe (via phone), Secretary John McOwen, and Director Austin Isherwood. Absent Board Member Director Robert O'Brien. Staff present for this meeting was Property Manager Anthony Santaella and Administrative Assistant Jordan Nobile.

Motion made by Board President Ronald Perholtz and seconded by Austin Isherwood to approve Board Meeting Minutes from January 17, 2016. The motion passed unanimously.

Motion made by Board President Ronald Perholtz and seconded by Austin Isherwood to waive multiple background checks for residents relocating within Riverwalk. If the Association has already done the background check on someone and they are buying another home or moving into another unit to rent within Riverwalk then they do not need to have another background check done. The motion passed unanimously.

Property Manager Anthony Santaella gave an update relating to a major storm drain pipe break creating a large sinkhole in the middle of the street in front of building 6214. This storm drain pipe stretches from the pond to the street and needed to be repaired on an emergency basis because the sink hole was expanding rapidly causing soil to be sucked into the pipe breaks and deposited in the lake during a rainstorm. A new PVC storm drain pipe sleeve has to be pushed through a very large storm drain pipe from the street to the lake, the sink holes filled, and then the street resurfaced, so traffic on the street can resume. A camera was run through the existing storm drain pipe and showed that the builder did not properly install the drain pipe when Riverwalk was built. French drains in this drain pipe should have been wrapped in a fabric but they were not. Initially, Riverwalk Maintenance personnel tried to fix this sink hole, but it caved in a day after their repair was completed. Because this was an emergency situation, President Ronald Perholtz made a motion to contract with Hendry's Concrete, who Riverwalk had used in the past for major street repairs, to complete this project, which was estimated to cost as much as \$50,000, depending the underlying magnitude of the sink hole. This motion was seconded by Secretary John McOwen the motion passed unanimously.

Tree Removal update the \$600.00 license fee has been paid to the Town of Jupiter. We are replacing two Foxtail Palms per one Oak Tree and this is only being done in the fingers of the parking lots. President Perholtz was told by the Town that this approval would be completed in 3 weeks.

Regarding Riverwalk internet system, 141 units out of 340 units are up and running using Riverwalk's internet. Problems that the Association is now having are with one or two residents who didn't get a wall plate, when it was offered to them. Because of traffic on the internet, the incoming Windstream (AT&T) fiber line internet speed was increased from 100mps to 250mps for about a \$500 increase per month. Riverwalk now has excess internet capacity available for residents. President Ronald Perholtz made a motion to permit residents to upgrade their internet speed from 10mps to 25mps for a fee of \$100.00 per year or upgrade their speed to 50mps

for a fee of \$200 per year. This motion was seconded by Secretary John McOwen and motion passed unanimously.

After a brief discussion of reducing the cost of Association mailings by permitting advertising, President Ronald Perholtz made motion to charge \$50.00 per quarter page ad for anyone who wants to advertise in the Association's quarterly newsletter, which is sent out as part of the quarterly Assessment mailing. This motion was seconded by Secretary John McOwen and motion passed unanimously.

A discussion occurred related to a guest of a tenant in unit 6190-4 who parked a Schmidts tow truck (wrecker) at night on the grass near the pond behind building 6182, possibly damaging the sprinkler system. This truck was so large it could not be towed by North County Towing. President Ronald Perholtz made a motion to recommend a fine of \$100 against the owner of this unit be sent to the fining committee. This motion was seconded by Director Austin Isherwood and motion passed unanimously.

President Ronald Perholtz made a motion to adjourn the meeting at 8:05pm. Secretary John McOwen seconded the motion and the motion passed unanimously

Board Meeting Adjourned