



**HOMEOWNERS' ASSOCIATION, INC.**

**6285 Riverwalk Lane**

**Jupiter, FL 33458**

**[riverwalkhoa@comcast.net](mailto:riverwalkhoa@comcast.net)**

**[www.riverwalkhoa.biz](http://www.riverwalkhoa.biz)**

**Board Meeting**

Thursday April 18, 2019

7:00pm at Pool #2

The meeting was called to order with quorum present by Board President Ronald Perholtz at 7:00pm.

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

**OLD BUSINESS:**

Motion made by Pegeen Kelty to approve the April 18, 2019 agenda. Seconded by Cory Surface. All Members were in favor.

Motion made by Pegeen Kelty to approve the January 29, 2018 minutes. Seconded by Mike Staley. All Members were in favor.

**Legal Update:**

6143-2 - Ron Perholtz provided an update on the Ankudinov case and that we are still trying to collect what is owed to the association in legal fees.

6359-6 – Ron Perholtz stated that this unit has been repaired. He reported that the owner currently owes the HOA approximately \$18K and has been turned over to our attorney.

**Tennis Court Revision:** Recreational courts are nearly complete. Lighting needs to be adjusted and the bocce ball court still needs to be completed. Ron Perholtz made a motion to order benches. Cory Surface seconded. All were in favor.

Motion was made by Ron Perholtz to install bushes next to horseshoe pit along the road. Seconded by Pegeen Kelty. All were in favor.

**Riverwalk Dock Replacement:** All docks have been replaced with marine grade wood which should last 20 years.

**2019 Painting Schedule:** Jim Pike reported that three contractor proposals have been received and that we are waiting for one more quote before making any decision.

**Pool Furniture:** Jim Pike reported at we have ordered additional pool furniture that will be distributed among all three pools.

## NEW BUSINESS:

**Town of Jupiter Mailbox Grant:** Application for a grant was submitted on 3/4/19. The TOJ Grant Committee will be meeting and will advise if RW will receive any grant money. Over a period of the next few months, all of the old style mailboxes are scheduled to be replaced.

**Bulk Purchase of Fence Lanterns:** Ron Perholtz made a motion to maintain a small inventory of fence lanterns so that the fence lanterns are consistent throughout the community. Cory Surface seconded the motion. All were in favor.

**Rules Sign for Sport Court:** A list of rules were presented to the Board for review and comments. Ron Perholtz made a motion to have 4 signs order and posted at the Recreational Courts. This motion seconded by Cory Surface. All were in favor

**Proposal for 90° Turn and Speed Bump Signage:** Proposal for 90° turn sign and speed bump signage were reviewed by Board. Motion to approve both made by Ron Perholtz. Pegeen Kelty seconded the motion. All were in favor.

**Proposal for Restriping of Riverwalk Road:** Reviewed the proposal for restriping the main Riverwalk Lane roadway. The Board decided not to move forward with the restriping.

**Tennis Court Fencing:** Martin Fence provided RW with a proposal for \$6000 to replace/repair damaged fencing around the tennis court. Ron Perholtz made a motion to accept the proposal. Cory Surface seconded the motion. All were in favor.

**Privacy Screening around Sport Court:** Jim Pike submitted three proposal to the Board for screening around the tennis courts. Ron Perholtz made a motion to accept the proposal from 10-S. Mike Staley seconded the motion. All were in favor.

**Building Colors:** Membership was presented with the new color scheme for the buildings that are scheduled for repainting this fall. Buildings will be painted in a soft blue, green, yellow and beige with white trim. Ron Perholtz made the motion to accept the colors as submitted. Mike Staley seconded. All were in favor.

## **Fines for Board Discussion:**

Unit #	Description of Fine	Recommendation by Board	Motion		
			1 <sup>st</sup>	2 <sup>nd</sup>	All?
6143-2	Repairs not completed within 90 days (Screen)	Forward to fining committee	RP	PK	All
6143-3	Repairs not completed within 90 days (Fence & Screen)	Forward to fining committee	RP	PK	All
6143-5	Repairs not completed within 90 days (Screen)	Forward to fining committee	RP	PK	All
6151-8	Unleashed dog on (2X)	Forward to fining committee	RP	PK	All
6167-3	Parking in another owner's reserved space (2X)	Violation dismissed with a warning	RP	PK	All
6167-5	Parking in another owner's reserved space (30X)	Forward to fining committee	RP	PK	All
6167-5	Items left in common area	Forward to fining committee	RP	PK	All
6167-5	Parking in common area	Forward to fining committee	RP	PK	All
6174-4	Repairs not completed within 90 days (Fence)	Forward to fining committee	RP	PK	All
6198-6	Failure to register pet	Forward to fining committee	RP	PK	All
6199-3	Repairs not completed within 90 days (Fascia)	Forward to fining committee	RP	PK	All
6199-5	Repairs not completed within 90 days (Wall)	Forward to fining committee	RP	PK	All
6207-2	Unapproved resident living in unit	Forward to fining committee	RP	PK	All
6207-2	Failure to Register Pet by unapproved resident	Forward to fining committee	RP	PK	All
6214-3	Loose Dog on 3/28/19	Forward to fining committee	RP	PK	All
6231-3	Vehicle blocking sidewalk	Forward to fining committee	RP	PK	All
6270-2	Back fence cap – Improper repair past 90 days.	Forward to fining committee	RP	PK	All

6303-2	Repairs not completed within 90 days. (Wall & Fence)	Forward to fining committee	RP	PK	All
6327-2	Repairs not completed within 90 days. (Wall & Fence)	Forward to fining committee	RP	PK	All
6327-4	Repairs not completed within 90 days. (Wall & Fence)	Forward to fining committee	RP	PK	All
6343-8	Parking in common area grass	Forward to fining committee	RP	PK	All
6351-1	Repairs not completed within 90 days. (Fence Cap)	Forward to fining committee	RP	PK	All
6367-4	In pool area after closing	Forward to fining committee	RP	PK	All
6367-4	Damaged HOA property. Broke fire extinguisher case in pool area.	Forward to fining committee	RP	PK	All
6391-6	Failure to register pet – Complaints received	Forward to fining committee	RP	PK	All
6207-5	Expired License Plate	Forward to fining committee	RP	PK	All
6262-4	Expired License Plate	Forward to fining committee	RP	PK	All
6263-2	Invalid or No Guest Pass	Violation dismissed with a warning	RP	PK	All
6375-5	No guest pass or RW decal	Forward to fining committee	RP	PK	All

**OPEN DISCUSSION:**

An open discussion was held about the amount of “dangerous breed” dogs in the community and the issue of stating the pet is a Service Dog. Jim Pike was tasked with contacting our attorney for clarification as to what is permitted in accepting or denying owner/tenant residency if they own a dangerous breed dog, along with any recourse for denying or removal of the animal.

**ADJOURNMENT:**

Motion was made by Pegeen Kelty to adjourn the meeting at 8:45pm. Seconded by Mike Staley. All were in favor.