



HOMEOWNERS' ASSOCIATION, INC.

6285 Riverwalk Lane
Jupiter, FL. 33458

Board of Directors' Meeting
Wednesday, February 24, 2010
Jupiter Old Town Hall, 1000 Town Hall Avenue

The regular Annual Membership Meeting and Election of Directors of Riverwalk Homeowners' Association was held on Wednesday, February 24, 2010, at 6:30 P.M. at Jupiter Old Town Hall, Jupiter, Florida. The President, Vice President, and three Directors were present and a quorum was established.

- I. The meeting was called to order by President Chere' High at 7:03 P.M.
- II. The current Board of Directors was introduced.
- III. A quorum was established, by proxy and those attending in person.
- IV. President opened the floor for comments.
- V. Discussion of amendments to the Documents.
- VI. President asked for any nominations from the floor. There were none. A motion was made by the President to close nominations, and seconded by the Vice-President.
- VII. Each candidate on the ballot was allotted 3 minutes to speak.
- VIII. Election of the Board of Directors by was held. The following were elected:

Barbara Hanson; Chere' High; Austin Isherwood; John McOwen; Tonia Riley

A motion to continue the meeting until March 30, 2010, 6:30pm, at pool #2, for the purpose of amending the documents and to hold the Organizational Meeting of the Board of Directors was made by Chere High and seconded by Barbara Hanson. The motion carried with a majority vote of the membership present.

March 30, 2010

The annual meeting of the membership was reconvened on March 30, 2010, 6:30pm, at pool #2.

- IX. The Meeting was called to order by President Chere High at 6:30 pm.

X. A motion was made by Chere High to continue the meeting on April 14, 2010, 6:30pm, at pool #2. The motion was seconded by Barbara Hanson and carried by a majority vote of members present.

April 14, 2010

A continuation of the Annual Membership/Board of Directors meeting of the Riverwalk Homeowners' Association was held on Wednesday, April 14, 2010, at 6:30 pm at Pool # 2.

XI. The meeting was called to order by President Chere High at 6:30 pm

XII. A motion was made by Chere High to continue the meeting on April 27, 2010, 6:00 pm at pool #2 and was seconded by Barbara Hanson. The motion carried with a majority vote of members present.

April 27, 2010

The annual meeting of the membership was continued on April 27, 2010 , 6:00 pm at pool #2.

XIII. The meeting was called to order at 6:00pm, by President Barbara Hanson who was named President as a result of the Board Organizational meeting held April 14, 2010.

XIV. A motion was made by Barbara Hanson to continue the meeting on May 17, 2010, 6:00 pm, at pool #2. The motion was seconded by Chere High and carried with a majority vote of Members Present.

May 17, 2010

The annual meeting of the membership was continued on May 17, 2010, 6:00 pm, at pool #2.

XV. The meeting was called to order at 6:02 pm, by President Barbara Hanson.

XVI. Proposed amendment to Article 1.5. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Chere High. The motion carried by a majority vote of members present.

XVII. Proposed amendment to Article 1.6. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Chere High. The motion carried by a majority vote of members present.

XVIII. Proposed amendment to Article 1.16. A motion was made by Barbara Hanson to strike Article 1.6 and renumber Article 1.7, Article 1.6. The motion was seconded by Chere High. The motion carried by a majority vote of members present.

XIX. Proposed amendment to Article 2.1. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Chere High. The motion carried by a majority vote of members present.

XX. Proposed new covenant Article 2.3. A motion was made by Barbara Hanson to adopt the covenant as written, seconded by Chere High. The motion carried by a majority vote of members present.

XXI. Proposed amendment to Article 3.2. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Chere High. The motion carried by a majority vote of members present.

XXII. Proposed amendment to Article 3.3. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Chere High. The motion carried by a majority vote of members present.

XXIII. Proposed amendment to Article 4.1. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Chere High. The motion carried by a majority vote of members present.

XXIV. Proposed amendment to Article 4.2. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Chere High. The motion carried by a majority vote of members present.

XXV. Proposed amendment to Article 4.4.2. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Chere High. The motion carried by a majority vote of members present.

XXVI. Proposed amendment to Article 4.4.5. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Ron Perholtz. The motion carried by a majority vote of members present.

XXVII. Proposed amendment to Article 4.6. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Chere High. The motion carried by a majority vote of members present.

XXVIII. Proposed amendment to Article 4.7. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Amy Onorato. The motion carried by a majority vote of members present.

XXIX. Proposed amendment to Article 4.8 was read aloud by George F. Ball, Property Manager. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Robert Lanou. The motion carried by a majority vote of members present.

XXX. Proposed amendment to Article 4.9. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Amy Onorato. The motion carried by a majority vote of members present.

XXXI. Proposed amendment to Article 4.10. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Robert Lanou. The motion carried by a majority vote of members present.

XXXII. Proposed amendment to Article 4.11. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Ron Perholtz. The motion carried by a majority vote of members present.

XXXIII. A proposed amendment to Article 4.12. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Ron Perholtz. The motion carried by a majority vote of members present.

XXXIV. Proposed amendment to renumber original Article 4.12 as Article 4.13. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Ron Perholtz. The motion carried by a majority vote of members present.

XXXV. Proposed amendment to renumber Article 4.13 as Article 4.14. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Chere High. The motion carried by a majority vote of members present.

XXXVI. Proposed amendment to renumber Article 4.14 as Article 4.15 with language added and removed. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Ron Perholtz. The motion carried by a majority vote of members present.

XXXVII. Proposed amendment to Article 5.1. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Robert Lanou. The motion carried by a majority vote of members present.

XXXVIII. Proposed amendment to Article 5.2. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Amy Onorato. The motion carried by a majority vote of members present.

XXXIX. Proposed new covenant Article 5.3.5. A motion was made by Barbara Hanson to adopt the covenant, corrected subject to attorney's language, to include: no less than 45 boat storage spaces must remain for lease only and may not be sold, and to change the term "unit owner" to "resident." The motion was seconded by Robert Lanou. The motion carried by a majority vote of members present.

XL. Proposed new covenant Article 5.3.6. A motion was made by Barbara Hanson to adopt the covenant as written, seconded by John McOwen. The motion carried by a majority vote of members present.

XLI. Proposed new covenant Article 5.3.7. A motion was made by Barbara Hanson to adopt the covenant as written, seconded by Chere High. The motion carried by a majority vote of members present.

XLII. Proposed new covenant Article 5.3.7.1. A motion was made by Barbara Hanson to adopt the covenant as written, seconded by Ron Perholtz. The motion carried by a majority vote of members present.

XLIII. Proposed new covenant Article 5.3.7.2. A motion was made by Barbara Hanson to adopt the covenant as written, seconded by Robert Lanou. The motion carried by a majority vote of members present.

XLIV. Proposed new covenant Article 5.3.7.3. A motion was made by Barbara Hanson to adopt the covenant as written, seconded by Robert Lanou. The motion carried by a majority vote of members present.

XLV. Proposed new covenant Article 5.3.7.4. A motion was made by Barbara Hanson to adopt the covenant as written, seconded by Robert Lanou. The motion carried by a majority vote of members present.

XLVI. Proposed covenant Article 5.3.7.5. A motion was made by Barbara Hanson to adopt the covenant as written, seconded by Robert Lanou. The motion carried by a majority vote of members present.

XLVII. Proposal to remove Article 5.3.7.6. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Chere High. The motion carried by a majority vote of members present.

XLVIII. Proposed new covenant Article 5.3.8. A motion was made by Barbara Hanson to adopt the covenant as written, seconded by Robert Lanou. The motion carried by a majority vote of members present.

XLIX. Proposed new covenant Article 5.3.9. A motion was made by Barbara Hanson to adopt the covenant as written, seconded by Chere High. The motion carried by a majority vote of members present.

L. Proposed amendment to Article 5.6. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Amy Anorato. The motion carried by a majority vote of members present.

LI. Proposed amendment to Article 6.1. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Amy Anorato. The motion carried by a majority vote of members present.

LII. Proposed amendment to Article 6.2. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Chere High. The motion carried by a majority vote of members present.

LIII. Proposed amendment to remove Article 6.2.1. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Chere High. The motion carried by a majority vote of members present.

LIV. Proposed amendment to remove Article 6.2.2. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Chere High. The motion carried by a majority vote of members present.

LV. Proposed amendment to Article 6.3. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Amy Anorato. The motion carried by a majority vote of members present.

LVI. Proposed amendment to remove and replace Article 6.5. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Robert Lanou. The motion carried by a majority vote of members present.

LVII. Proposed amendment to remove and replace Article 6.6. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Amy Anorato. The motion carried by a majority vote of members present.

LVIII. Proposed amendment to remove and replace Article 6.7. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Ron Perholtz. The motion carried by a majority vote of members present.

LIX. Proposed amendment to add Article 6.8 and renumber existing Article 6.8 as Article 6.12. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Chere High. The motion carried by a majority vote of members present.

LX. Proposed amendment to add Article 6.9 and renumber existing Article 6.9 as Article 6.13. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Ron Perholtz. The motion carried by a majority vote of members present.

LXI. Proposed amendment to Article 7.1.1. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Ron Perholtz. The motion carried by a majority vote of members present.

LXII. Proposed amendment to Article 7.1.6. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Ron Perholtz. The motion carried by a majority vote of members present.

LXIII. Proposed amendment to Article 7.1.7. A motion was made by Barbara Hanson to adopt the amendment, corrected subject to attorney's language, to include: No more than two pets may be kept within a given unit, with not more than one of the two pets exceeding 50lbs. The motion was seconded by Ron Perholtz. The motion carried by a majority vote of members present.

XLXIV. Proposed amendment to Article 7.1.8. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Chere High. The motion carried by a majority vote of members present.

XLXV. Proposed amendment to replace the language of Article 7.1.11. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Chere High. The motion carried by a majority vote of members present.

XLXVI. Proposed amendment to add Article 7.1.12. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Chere High. The motion carried by a majority vote of members present.

XLXVII. Proposed amendment to add Article 7.1.13. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Ron Perholtz. The motion carried by a majority vote of members present.

XLXVIII. Proposed amendment to rename the existing Article 7.1.11 as Article 7.1.14. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Ron Perholtz. The motion carried by a majority vote of members present.

XLXIX. Proposed amendment to Article 7.2. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Chere High. The motion carried by a majority vote of members present.

LXX. Proposed amendment to Article 7.3. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Ron Perholtz. The motion carried by a majority vote of members present.

LXXI. Proposed amendment to add Article 7.3.1. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Ron Perholtz. The motion carried by a majority vote of members present.

LXXII. Proposed amendment to add Article 7.3.2. A motion was made by Barbara Hanson to adopt the amendment replacing the word “cuts” with “cut” and the measurement “ 6’x 3/8 ” with “ 6” x 3/8”.” The motion was seconded by Ron Perholtz and carried by a majority vote of members present.

LXXIII. Proposed amendment to add Article 7.3.3. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Ron Perholtz. The motion carried by a majority vote of members present.

LXXIV Proposed amendment to add Article 7.3.4. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Ron Perholtz. The motion carried by a majority vote of members present.

LXXV. Proposed amendment to add Article 7.3.5. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Ron Perholtz. The motion carried by a majority vote of members present.

LXXVI. Proposed amendment to add Article 7.3.6. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Ron Perholtz. The motion carried by a majority vote of members present.

LXXVII. Proposed amendment to add Article 7.3.7. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Ron Perholtz. The motion carried by a majority vote of members present.

LXXVIII. Proposed amendment to Article 7.4.1. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Ron Perholtz. The motion carried by a majority vote of members present.

LXXIX. Proposed amendment to Article 7.5. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Ron Perholtz. The motion carried by a majority vote of members present.

LXXX. Proposed amendment to replace Article 9 with new language. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Thom Lardiere. The motion carried by a majority vote of members present.

LXXXI. Proposed amendment to add Article 9.1.1. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Thom Lardiere. The motion carried by a majority vote of members present.

LXXXII. Proposed amendment to add Article 9.1.2. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Thom Lardiere. The motion carried by a majority vote of members present.

LXXXIII. Proposed amendment to add Article 9.1.3. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Thom Lardiere. The motion carried by a majority vote of members present.

LXXXIV. Proposed amendment to add Article 9.1.4. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Thom Lardiere. The motion carried by a majority vote of members present.

LXXXV. Proposed amendment to add Article 9.1.5. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Thom Lardiere. The motion carried by a majority vote of members present.

LXXXVI. Proposed amendment to add Article 9.1.6. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Thom Lardiere. The motion carried by a majority vote of members present.

LXXXVII. Proposed amendment to add Article 9.1.7. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Thom Lardiere. The motion carried by a majority vote of members present.

LXXXVIII. Proposed amendment to add Article 9.2 . A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Ron Perholtz. The motion carried by a majority vote of members present.

LXXXIX. Proposed amendments to add Articles 9.3 and 9.3.1. A motion was made by Barbara Hanson to adopt the amendments as written, seconded by Ron Perholtz. The motion carried by a majority vote of members present.

XC. Proposed amendment to Article 9.3.2. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Ron Perholtz. The motion carried by a majority vote of members present.

XCI. Proposed amendment to add Article 9.3.3. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Thom Lardiere. The motion carried by a majority vote of members present.

XCII. Proposed amendments to add Articles 9.3.3.1, 9.3.3.2, 9.3.3.3, 9.3.3.4, 9.3.3.5, 9.3.3.6, and 9.3.3.7. A motion was made by Barbara Hanson to adopt the amendments changing the word “condominium” to “association” in Article 9.3.3.5 with the remainder to be adopted as proposed. The Motion was seconded by Thom Lardiere and carried by a majority vote of members present.

XCIII. Proposed amendment to add Article 9.4. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Ron Perholtz. The motion carried by a majority vote of members present.

XCIV. Proposed amendment to Article 10.2. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Ron Perholtz. The motion carried by a majority vote of members present.

XCV. Proposed amendment to Article 10.3. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Ron Perholtz. The motion carried by a majority vote of members present.

XCVI. Proposed amendments to remove Articles 10.3.1, 10.3.2, 10.3.3, 10.3.4, 10.3.5, 10.3.6, 10.3.7, and 10.3.8. A motion was made by Barbara Hanson to remove the Articles, seconded by Ron Perholtz. The motion carried by a majority vote of members present.

XCVII. Proposed amendment to remove Article 11.1. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Ron Perholtz. The motion carried by a majority vote of members present.

XCVIII. Proposed amendment to Article 11.2 renaming it Article 11.1. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Ron Perholtz. The motion carried by a majority vote of members present.

XCIX. Proposed amendments to rename Article 11.2 renaming it Article 11.1, rename Article 11.6 as Article 11.3, and to remove Articles 11.4 and 11.5. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Ron Perholtz. The motion carried by a majority vote of members present.

C. Proposed amendments to remove Article 12 and rename Article 13 as Article 12. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Ron Perholtz. The motion carried by a majority vote of members present.

CI. Proposed amendments to rename Article 13.1, 13.2, 13.3, and 13.4 as Articles 12.1, 12.2, 12.3, and 12.4 respectively. A motion was made by Barbara Hanson to adopt the amendments as written, seconded by Ron Perholtz. The motion carried by a majority vote of members present.

CII. Proposed amendment to rename Article 14 as Article 13. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Ron Perholtz. The motion carried by a majority vote of members present.

CIII. Proposed amendments to rename Articles 14.1, 14.2, 14.3, 14.4, 14.5 as Article 13.1, 13.2, 13.3, 13.4, 13.5, to remove Articles 14.6 and 14.10, and rename Article 14.7 as 13.6, rename Article 14.8 as Article 13.7, rename Article 14.9 as Article 13.8, rename Article 14.11 as Article 13.9, and to rename Article 14.12 as Article 13.9. A motion was made by Barbara Hanson to adopt the amendments as proposed and was seconded by Ron Perholtz. The motion carried by a majority vote of members present.

CIV. Proposed amendment to add Article 13.11. A motion was made by Barbara Hanson to adopt the amendment as written, seconded by Ron Perholtz. The motion carried by a majority vote of members present.

Note All of the above amendments and proposed new covenants were read aloud individually by one of the following persons: President; Barbara Hanson, Property Manager; George F. Ball, and Unit Owner; Ron Perholtz. All votes taken were by show of hands.

CV. A motion was made by Barbara Hanson to adjourn the annual meeting, seconded by Ron Perholtz, and carried with a majority vote of the membership. Meeting was adjourned at approximately 11:10pm.

-----Nothing follows-----