



HOMEOWNERS' ASSOCIATION, INC.

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Board Meeting
November 17, 2016
7:00pm at Pool #2

The meeting was called to order with quorum present by Board President Ronald Perholtz at 7:04pm.

Board Members present at this meeting were President Ronald Perholtz, Vice President Stephen Nagy Secretary John McOwen and Director David Huggins. Director Mike Staley was not present.

OLD BUSINESS:

Motion made by David Huggins to accept the October 10, 2016 Board Meeting Minutes as written. John McOwen seconded the motion. All were in favor.

Clubhouse: Cory Surface was scheduled to speak about the proposed Clubhouse but was unable to attend this month's Board Meeting. Ron Perholtz reported that the survey of the Clubhouse property has been completed and an update will be provided at the next Board Meeting.

Tree Removal Update: Removal of the initial 51 trees in the "fingers" will be completed November 28 – 30. The second group of 28 trees approved by the Town of Jupiter will be removed sometime after these dates.

Unit Painting Update: It was reported by Jim Pike that only 23 units are left that have not complied with the required repairs of their units. Painting will begin in December. The next group of units is scheduled to be painted in two (2) years and will include a color change.

Unit Address Signs: The missing address signs have almost been completed and will be picked up in the next week or two.

Property Surveys & End Unit Boundaries: Property surveys have been performed. The Northeast Riverwalk property boundaries are also being completed to confirm the SFWMD and privately owned property lines. A motion was made by Ron Perholtz to require all new homeowners to provide a copy of the plat with the warranty deed. Motion seconded by David Huggins. All were in favor.

NEW BUSINESS:

Proposed Budget: The Operating Budget is completed and attached for Board Member review. Ron Perholtz indicated that HOA Assessments will probably go up \$20 per quarter for 2017 and 2018 to cover the cost of unforeseen expenditures in 2016. A motions was made by Stephen Nagy and seconded by John McOwen to accept the proposed budget and mail the proposed budget to the membership. All were in favor.

Collections: Great News! Riverwalk has collected \$23,000 from the Jakab foreclosure and \$10,000 from another seriously delinquent homeowner.

Proposals:

Landscaping: Four (4) landscaping proposals were obtained and reviewed by Jim Pike. CPM was not included in the proposals since they were not able to provide one before this meeting. As of January 1, 2017 we will be changing our landscaping company to Orange Tree Landscaping. Jim Pike did a great job contacting vendors and was able to save Riverwalk \$20,000 per year, along with increasing the number of cuts per year. Stephen Nagy made a motion to accept the proposal from Orange Tree Landscaping. David Huggings seconded the motion. All were in favor.

Cameras: A proposal was submitted to the Board for approval for the installation of additional cameras in the common area of Riverwalk. These cameras are needed because of the increase in vandalism the community has experienced over the past several months. Stephen Nagy made a motion to accept the proposal. John McOwen seconded the motion. All were in favor.

Annual Gutter Cleaning: Three (3) proposals were obtained. Chad the Gutter Man was the lowest and will be awarded the contract. Ron Perholtz made a motion to accept this proposal. David Huggins seconded the motion. All were in favor.

Sidewalk Repairs: A proposal was resubmitted by Florida Sidewalk Solution reducing their price by \$5000 to \$13,679. After discussions between the Board and Membership, and the impact on the sidewalk from the tree roots, it was decided to table this topic until further evaluations can be made.

Cable Service Agreement Approval: Two proposed contract from Lawrence Slote were submitted for approval by the Board. One was for IT support for 2017 for \$8,850 and the other was for adding additional surveillance cameras and network services for \$1,900. Ron Perholtz made a motion to accept the contracts as written. Motion seconded by David Huggins. All were in favor.

Attorney Change: Ron reported Mollengarden has not taken action in a timely manner on civil cases and accounts. He met with Cople Sachs and Cople and received a proposal from them. Ron Perholtz made a motion to change law firms to Cople Sachs and Cople. Dave Huggins seconded the motion. All were in favor.

Unit 6359-6: Agenda item postponed until next Board Meeting.

Disruptive and Disrespectful Children: This community has had no problems for many years, but we have recently experience a lot of destruction and bad behavior by the juveniles in this community, including, but not limited to our maintenance staff being harassed, disrespected and called foul names. There will be No Tolerance for these types of actions and fines will be issued if this continues.

6199-1 Planting Request Letter: Mike Staley submitted a written request for approval to plant areca or Calusa plants on the west side of his property. Mike was not present at this Board Meeting. Discussion and approval were postponed until the next meeting.

Fines: Two (2) dog violations committed by residents of units 6143-2 and 6343-4, a playground violation by a resident of unit 6239-2, six (5) vehicle violations committed b units 6158-6, 6359-5, 6158-7, 6183-1 and 6263-5, and a car crash incident involving a guest of 6198-6 were presented to the Board. Ron Perholtz made a motion to send all these violations to the Fining Committee. David Huggins seconded the motion. All were in favor.

During the discussion about dog waste fines, it was decided by the Board to reverse the fines imposed on units 6288-1 and 6288-2. Motion was made by Ron Perholtz. Seconded by David Huggins. All were in favor.

OPEN DISCUSSION:

Trash Cans: Trash receptacle are being confiscated if they are left overnight after trash pick-up. Residents will need to put their unit numbers on the trash receptacles before they are released. Ron Perholtz stated that fines will be imposed if the cans are left out again.

Security Guard: Because of the amount of incidents we have seen recently, Jim Pike was asked to obtain a quote for contracting a Security Guard for one (1) month.

Pool 3 Resurfacing: Jim Pike is currently getting bids for resurfacing Pool 3 which is scheduled to be done sometime next year.

ADJOURNMENT:

Motion was made by President Ron Perholtz to adjourn meeting at 9:43pm. Seconded by John McOwen. All were in favor.