



HOMEOWNERS' ASSOCIATION, INC.

6285 Riverwalk Lane

Jupiter, FL 33458

riverwalkhoa@comcast.net

www.riverwalkhoa.biz

SPECIAL MEMBERS MEETING

Monday, October 05, 2020

7:00pm at Pool #2

Meeting was called to order with quorum present by President Ron Perholtz at 7:15PM.

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

All members attending meeting were asked to sign in and present proxies if they had not done so already.

Attorney Larry Cortez was asked to act as Chairperson. Prior to the vote, Larry Cortez answered and clarified any questions pertaining to the changes that may have been unclear to the membership.

Proxies were verified. Voting certificates were distributed to the membership and turned in. Valerie DeFalco, Chris Abbott, Gail Freese and Pegeen Kely tallied the votes. Results of the proposed covenant changes are as follows:

<u>Proposed Modification</u>	Votes		<u>Results</u>
	<u>Yes</u>	<u>No</u>	
1. To replace roof when deem necessary by Board, Allow alternate roofing material	101	39	Passed
2. Allow installation of gutter guards by HOA	94	46	Passed
3. Paint units every 8 years	96	45	Passed
4. Non-Assessment Disputes Pre-Suit Mediation	104	36	Passed
5. Additional tenant screening criteria	99	42	Passed
6. Right of First Refusal	48	98	Rejected
7. Individual One-Year Leasing Moratorium	76	62	Passed
8. Maximum Unit Occupancy	103	38	Passed
9. Establish Rental Cap of 115 Units	78	63	Passed
10. Administrative Housekeeping of Governing Documents	90	50	Passed

Unapproved minutes were tabled until the next meeting.

No addition agenda items were discussed.

Meeting was adjourned at 8:45PM



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Board of Directors Meeting

Monday, October 05, 2020

TBD at Pool #2 after Members Meeting

Meeting was called to order with quorum present by President Ron Perholtz at 8:50PM.

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

Prior unapproved minutes and new business will be presented at the next Board Meeting.

The only topic discussed at this meeting were violations and a possibility of a community event.

Violations:

6359-3 Parking on Common Area Grass: Photo taken of tenant's truck tires parked on common area. Ron Perholtz made a motion to fine homeowner \$100. Seconded by Chris Abbott. All were in favor.

6359-3 Damage to Association Property: Sprinkler head was broken and needed to be replaced as a result of tenant parking on grass. Ron Perholtz made a motion to fine homeowner \$100. Seconded by Chris Abbott. All were in favor.

6359-3 Bulk Garbage: Photo taken of tenant dumping debris on common grounds. Ron Perholtz made a motion to fine homeowner \$100. Seconded by Chris Abbott. All were in favor.

Community Event:

The possibility of an owner having a "Bake Sale" (for profit) and putting up an event tent in the community was discussed and whether permits, licenses, insurance, etc. would be required. Valerie DeFalco will investigate with the Town of Jupiter and Palm Beach County and report on her findings.

Dave Huggins made a motion to adjourn the meeting at 9:15pm. Seconded by Chris Abbott. All were in favor.