



## **HOMEOWNERS' ASSOCIATION, INC.**

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### **Special Board of Directors Meeting**

Wednesday, June 17, 2020

7:00pm at Pool #2

The meeting was called to order with a quorum present by Board President Ronald Perholtz at 7:20pm.

Board Members present at this meeting were President Ronald Perholtz, Treasurer Pegeen Kelty, Secretary Cory Surface and Director David Huggins. Jim Pike and Gail Freese were also in attendance.

Ron Perholtz read a legal opinion submitted by our attorney about the Petition for removal of President Perholtz. It stated: *"After review by Association counsel, the submitted Petition, while unartfully drafted, requests a recall meeting but does not meet the legal requirements for an actual recall."*

#### **OLD BUSINESS:**

Motion was made by Ron Perholtz to approve the January 30, 2020 agenda. Seconded by Dave Huggins. All Members were in favor.

Motion made by Ron Perholtz to approve the March 19, 2020 meeting minutes. Dave Huggins seconded. All Members were in favor.

Painting Contract: Jim Pike reported that all building scheduled to be painted this year have been completed. Painters will be returning to address any issues and concerns by the HOA and owners.

#### **NEW BUSINESS:**

Appointment of New Board Member: The following residents announced their candidacy for the open position on the Board of Directors and presented their qualification and reasons for applying: Roseanna Nappi, Dale Tocci, Thomas Curry and Peter Serota. Board member vote ended up as a tie; no majority decision. A separate meeting will be scheduled to address the replacement of the board member(s).

Internet: Ron Perholtz reported that the infrastructure has deteriorated over the past 15 years and Riverwalk will not be renewing the contract with Crown Castle. Ron made a motion to end the internet with Crown Castle. Seconded by Dave Huggins. All were in favor.

Roof: Building 6303 roof is approximately 20 years old and has experienced numerous roof leaks. A roofing company was contacted, and it was confirmed the roof needed to be replaced. Ron Perholtz suggested the office obtain 3 quotes. He also requested that we address any roofs that may be leaking. Roy Doyle asked about the possibility of replacing the existing roofs with metal ones. Cory Surface explained the differences in the various metal roofs. Ron requested that metal roof quotes be obtained also.

Sink Holes: It was reported that we have sink holes that need to be repaired. Jim Pike is obtaining quotes.

Pool 1: It is believed that plaster was intentionally put down the drainage pipes by Fountain Blue pools, who was contracted to refinish the pool. Quotes were obtained for clearing drainage block and acid washing. Jim was requested to send a formal demand letter to Fountain Blue requesting payment for the repairs.

Capital Savings Discussion: Concerns were expressed by the membership about not having enough reserve/savings to cover the cost of reshingling the roof. Jim reviewed and explained the transfers that were made from the previous financial institutions we had been banking with over the past several years. He also explained the difference between reserves and saving as it pertains to HOA vs. Condos.

Riverwalk Credit Card: Ron stated that he was the guarantor for the Riverwalk credit card. He volunteered because credit card companies need an individual (not a Company) to guarantee payment of the Riverwalk credit card. He also commented that Riverwalk has received more than \$3000 in credit toward this card since inception.

Tennis Court Water Fountain and Playground Fence Permits:

- Water Fountain: Ron stated the we will need to bear the cost of the permit. Roger, from the Town of Jupiter, stated that if Roberto completed the work, we would be able to get the permit. Roy Doyle stated he would assist with obtaining the permit.
- Playground Fence: When the Roger was here, he stated that a permit would be required and said that he would assist in getting the permitting

Approval of Window at 6267-4: The window was replaced with a solid, non-opening window. There was a discussion about installing a non-opening window. Dave Huggins made a motion allow windows with horizontal rollers or solid windowpanes. Pegeen Kelty seconded. All were in favor.

CenterState ICS "Rolling Deposit Account": Jim Pike reported that CenterState has a SCI cash sweep for accounts over \$250K that will transfer funds to different accounts and will be FDIC insured. Ron Perholtz made a motion to have a Rolling Deposit set up. Pegeen Kelty seconded. All were in favor.

Pool 1 – Acid Washing: This topic was covered earlier in the meeting. Dave Huggins made a motion to send a letter to Fountain Blue pools requesting payment for the repair of damages caused by sabotage. Seconded by Pegeen Kelty. All were in favor.

Soliciting of Driveway Striping Proposal: Restriping will be table for now. Board wants to wait to see what impact it may have on budget.

Soliciting of Gutter Cleaning Proposals: Quotes for an inspection of all gutters will be obtained and those gutters needing cleaning will be done. He was also asked to get a separate quote for gutter screens.

Recall Meeting: The recall meeting will be held at Pool 2 on July 9, 2020 at 7:00pm.

### **ADJOURNMENT:**

Dave Huggins made a motion to adjourn the meeting at 10:05pm. Seconded by Ron Perholtz. All were in favor.