



**HOMEOWNERS' ASSOCIATION, INC.**

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Board Meeting  
Thursday, November 2, 2017  
7:00pm at Pool #2

The meeting was called to order with quorum present by Board President Ronald Perholtz at 7:07pm.

Board Members present at this meeting were President Ronald Perholtz, Vice President Stephen Nagy, Treasurer John McOwen, Director Mike Staley, and Director David Huggins.

Motion made by Ron Perholtz to approve the September 14, 2017 minutes. Seconded by Mike Staley. All Members were in favor.

Motion made by Ron Perholtz to approve the November 2, 2017 agenda. Seconded by David Huggins. All Members were in favor.

Ron Perholtz opened the meeting by announcing that residents' internet speed has now been doubled. He also thanked Riverwalk volunteers for putting up the fences behind building 6288 that had been blown down from the hurricane.

**OLD BUSINESS:**

**Tennis Courts Revitalization:** Ron announce that the entire project will cost approximately \$115,000. Three bids have already been received. He stated that unfortunately one contractor is unable perform all the work required. Cameras are going to be installed as a deterrent for damage or vandalism to the activities area. Lighting is also going to be installed that will not be intrusive to the surrounding units. Ron also stated that there will be no need for a special assessment and is being planned for in the 2018 budget.

**Tree Removal:** Ron reported that we are currently obtaining quotes for removal of the remaining oaks and one invasive tree. He also mentioned the possibility of putting additional oak trees along Riverwalk Lane by the lake.

**NEW BUSINESS:**

**6215 Carport Request:** Owner presented a plan to build a four spot carport. Ron made a motion to accept the request. Seconded by Mike Staley. All Members were in favor.

**Replacing Wood Fencing with Concrete:** The Town of Jupiter has proposed to put a concrete fence around the boatyard and they would pay for half. Ron stated that he was not in favor of this suggestion. Also, we are currently soliciting quotes to replace the playground fencing with a 6' aluminum fence.

**2018 Budget:** Ron reported that the HOA assessments should only increase \$10 next year to cover the hurricane damage bus should decrease in 2019 barring any issues.

**Customer Service Training:** Karol Wilkins volunteered to provide customer service training for Riverwalk staff and committee members. This request will be discussed further among committee and staff members to determine if this would be beneficial.

**Extended Office Hours:** Discussed the possibility of having the Riverwalk office open on Saturdays to assist residents who work during the week. Hours will remain the same.

**Formal Method of Submitting Information to Management:** A concern for expressed about submitting a request via email and expecting a response within a specific timeframe. It was suggested that an "auto response" be set up. This matter will be reviewed.

**Fining Committee Member Recommendation:** Ron Perholtz proposed to have Katie Maziarz be accepted as an alternate on the Fining Committee. Mike Staley seconded the motion. All were in favor.

**Additional Cameras:** Ron made a motion to install 14 additional cameras in the Riverwalk community. Seconded by David Huggins. All were in favor.

**Fines for Board Discussion:**

- 6150-7 Trash Disposal in Riverwalk Dumpster: Ron Perholtz recommend referring to Fining Committee with maximum fine of \$100. Seconded by David Huggins. All were in favors.
- 6263-5 Guest Vehicle FPL Pole Hit and Run: Ron Perholtz recommend referring to Fining Committee with maximum fine of \$500 plus \$200 for parking without a permit. After 5 parking violations, car is to be towed. Seconded by David Huggins. All were in favors.
- 6351-2 Lease Without Approval: Ron Perholtz recommend referring to Fining Committee with maximum fine of \$1000. Seconded by Stephen Nagy. All were in favors.
- 6351-2 Lease Less Than Six Months: Ron Perholtz recommended referring to Fining Committee with maximum fine of \$1000. Seconded by Stephen Nagy. All were in favor.
- 6351-2 Forged Visitor Pass (Created on Home Computer): Ron Perholtz recommend referring to Fining Committee with maximum fine of \$1000. Seconded by Stephen Nagy. All were in favors.
- 6391-1 Dumping Carpet and Furniture in Common Area: Ron Perholtz recommend referring to Fining Committee with maximum fine of \$300. Seconded by Stephen Nagy. All were in favors.

**OTHER:**

- Ron updated the membership on the legal status of unit 6359-6.
- Jim Pike reported homeowners have until November 1 to remove hurricane shutters.

**ADJOURNMENT:**

Motion was made by Ron Perholtz to adjourn the meeting at 9:30pm. Seconded by Stephen Nagy. All were in favor.