



HOMEOWNERS' ASSOCIATION, INC.

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Board Meeting
Thursday, July 23, 2017
7:00pm at Pool #2

The meeting was called to order with quorum present by Board President Ronald Perholtz at 7:05pm.

Board Members present at this meeting were President Ronald Perholtz, Vice President Stephen Nagy, and Director David Huggins. Also in attendance was Robert Rubin, attorney for Becker and Poliakoff.

Motion was made by Stephen Nagy to accept the April 27, 2017 minutes as written. Seconded by David Huggins. All Members were in favor.

Motion made by Stephen Nagy to approve the June 23, 2017 agenda. Seconded by David Huggins. All Members were in favor.

LEGAL ISSUES:

- Robert Rubin introduced himself and gave a brief statement on his background and qualifications.
- Mr. Rubin explained the status of a civil case he was handling for the Association that involves a Riverwalk homeowner. Billing issues were raised and deferred until the outcome of the case was known.
- Regarding the Association's biggest homeowner delinquency, who was behind in their HOA assessments and their townhome was in severe disrepair: We have since received a \$25,000 settlement and the homeowner is required to repair their unit within 120 days or face going to jail.
- Ron Perholtz stated that civil cases have been proven to be the right way to proceed against a homeowner that is past due on their HOA assessments as opposed to foreclosure.

OLD BUSINESS:

Asphalt and Concrete Repairs: All repairs have been completed within the Riverwalk community, addressing the "trip and fall" hazards and roads.

Tennis Courts: Plans for the revitalization of the tennis courts are posted in the Riverwalk Office. The plans include one tennis, bocce ball, volleyball, racket ball, pickle ball, badminton, and racket ball courts, along with an outdoor ping-pong table and horseshoe pit.

Playground Resurfacing: Basketball resurfacing has been scheduled to occur within the next couple weeks.

Playground Merry-Go-Round: The merry-go-round has been received and will be installed by Maintenance.

Pool III Repair Update: There are a few minor repairs that need to be completed before Pool III can reopen. The siding on the outside of the pool area and the roof are scheduled to be placed, but will not affect the pool from reopening before this work is completed.

New Pool Furniture: New pool furniture has been order to replace the ones that have been broken.

Flower Pots Next to Office: Two 8' long flower pots will be built by maintenance to replace the large round pots. They will be designed to look like the unit fences only half the size. The pots will have water going to the planters and electric for lighting.

Tree Removal: 100 trees have been removed and we an additional 9 more to remove.

HOA Priorities:

- Complete & Open Pool III
- Complete Tree Removal and Remove Concrete Piles
- Golf Cart Overhang in Boatyard
- Install Merry-Go-Round and Resurface Basket Ball Court in Playground
- Construct Flowerboxes by Office
- Put Footer for Wall in Tennis Courts
- Plant Foxtail Palms, and other Shrubs and Trees

NEW BUSINESS:

Financial Review: Cash flow reports were handed out. Ron stated that Riverwalk was in a good position to fund all future known projects, absent any major disasters such as hurricane, sink holes, major inflation, etc.

CTMS Backup Purchase: According to our internet support vendor (Larry) the \$3,900 CTMS backup did not work and was returned to the supplier for credit. A motion was made to approve \$6000 for the purchase a different piece of equipment to backup CTMS. Motion seconded by David Huggins. All were in favor.

Carport Pole Repair: Quotes were obtained for repair 20 carport poles that need to be replaced with a possibility of up to 50 poles. Costs will be charge back to the homeowners based on the number of poles needing to be replace in that specific building. Ron Perholtz made a motion accept lowest bid. Stephen Nagy second. All were in favor.

Pool III Roof Repair: The pool roof is leaking and need to be repaired. Quotes were obtained. David Huggins made a motion to accept quote from One-Way Roofing. Stephen Nagy seconded motion. All were in favor.

Fines for Board Discussion:

- 6183-3 Defacing Common Property (Two incidents). A \$100 fine (per incident) will be recommended to the finning committee
- 6183-3 Nuisance (Items thrown at concrete vendor). A \$100 fine will be recommended to the fining committee.
- 6239-2 Defacing Common Property (Two incidents) A \$100 fine (per incident) will be recommended to the finning committee

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- 6151-6 Unit Repairs without Permit. The following fines will be recommended to the fining committee. \$100 for no permit, \$100/day for fence rot, \$100/day for unit repairs, and \$100/day for not having a licensed contractor.
- 6288-1 Loose Dog (second offense). A \$100 fine will be recommended to the fining committee.
- Parking on Grass, Over Sidewalk and Commercial Lettering. A \$100 (per incident) will be recommended to the fining committee.

Each of the above offences were discussed by the Board individually. Board unanimously approved all offences to be forwarded to the Fining Committee.

ADJOURNMENT:

Motion was made by Ron Perholtz to adjourn the meeting at 9:05pm. Motion seconded Stephen Nagy. All were in favor.