



## HOMEOWNERS' ASSOCIATION, INC.

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### Board of Directors Meeting

Thursday, January 7, 2021

7:00pm at Pool #2

The meeting was called to order with a quorum present by President Ron Perholtz at 7:03pm.

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

Dave Huggins made a motion to approve the January 7, 2021 agenda. Chris Abbott seconded the motion. All were in favor.

#### OLD BUSINESS:

Dave Huggins made a motion to approve the December 3, 2020 Board Meeting Minutes. Chris Abbott seconded the motion. All were in favor.

Roofing Review: Ron Perholtz discussed the code changes made by the Town of Jupiter that will become effective until 2022 and may increase the cost for a new roof much as 30%.

Roof Flashing: The HOA may need to cover the cost of roof flashing. Riverwalk has advised the contractor not to charge the homeowner.

Covenant Changes: Covenant changes to the Governing Documents were passed.

Sinkhole Near the Pond: Riverwalk will be obtaining quotes for running a camera thru the drainage pipes so that we know the extent of the damage caused by the sinkhole and if there is additional cracking in the pipes. Cracks were identified in the grates that need to be repaired with concrete. Roberto will take care of the repair.

Trash Cans & Recycling Bins: Valerie DeFalco stated that there has been an issue with empty trash and recycling bins being left out over-night, sometimes for days. A letter will be going out informing residents that any trash receptacle will be picked-up and the resident will need to come to the office to retrieve them. There will be a \$10 charge if the receptacle is not identified. Maintenance will identify them by painting the unit number on each container before it is returned. A violation letter will be sent if the receptacles are left out again.

#### NEW BUSINESS:

Annual Meeting: Ron Perholtz made a motion that the Annual Meeting be held at Pool on Thursday, February 4, 2020. Dave Huggins seconded the motion. All were in favor.

Standing Committee: Suggestion made to form a committee to interview new homeowners. Board unanimously voted not to move forward with this request.

Beautification Committee: Tabled at this time.

6199-4 Request to Plant Plumeria: Tabled at this time.

Dog Feces: Homeowners continue not to pick up after their dogs. Valerie commented that it is very difficult without the community's involvement of the homeowners sending the office photos or letting us know who is responsible.

Fiber/Security Cameras: A quote was provided by Weldstech. Pegeen stated that Knight Electric provides lighting and installation services. They have a separate division handles fiber and camera installation.

**VIOLATIONS:**

6183-5 Failure to Stop at Posted Sign and Health, Safety and Welfare: Ron Perholtz made a motion to fine the homeowner \$100 and forward to the violation committee. Seconded by Dave Huggins. Chriss Abbott abstained.

6143-6 Nuisance in Community & Health, Safety and Welfare: Ron Perholtz made a motion to fine the homeowner \$100 per person, plus costs to clean up the area. Dave Huggins seconded the motion. All were in favor.

6270-3 Unleashed Doge & Dog in Playground Area: Dave Huggins made a motion to fine the homeowner \$200. Seconded by Chris Abbott. All were in favor.

**ADJOURNMENT:**

Ron Perholtz made a motion to adjourn the meeting at 8:10pm. Chris Abbott seconded the motion. All were in favor.