



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

6285 Riverwalk Lane

Jupiter, FL 33458

[riverwalkhoa@comcast.net](mailto:riverwalkhoa@comcast.net)

[www.riverwalkhoa.biz](http://www.riverwalkhoa.biz)

### **Board Meeting**

Thursday, April 5, 2018

7:00pm at Pool #2

The meeting was called to order with quorum present by Board President Ronald Perholtz at 7:00pm.

Board Members present at this meeting were President Ronald Perholtz, Director Mike Staley, and Director Dave Huggins. Also in attendance were Property Manager Jim Pike and Gail Freese

#### **OLD BUSINESS:**

Motion made by Mike Staley to approve the January 25, 2018 minutes. Seconded by Dave Huggins. All Members were in favor.

Motion made by Mike Staley to approve the April 5, 2018 agenda. Seconded by Mike Staley. All Members were in favor.

**Update on Legal Case:** Riverwalk has won the entire court case against 6143-2 which includes all reasonable legal fees. The homeowner has asked the courts to reconsider their decision. This case has been going on more than two years at a cost to Riverwalk of \$91,000. Most of these legal fees have not been paid and the Attorney was told that we needed explanations of the costs.

#### **Project Status:**

- **New Playground Fence:** Fence project is currently underway.
- **Palm & Hardwood Tree Trimming:** Tree trimming has begun. Cost is substantially lower because of the number of trees that had been removed and the number of trees remaining.
- **Tennis Court Revision:** Cory Surface gave an update of the project status.
- **Foxtail Palms Installation & Fertilization:** Cost of the Foxtail is about half of the cost we expected to pay and landscaper will also do all the planting.

#### **NEW BUSINESS:**

**Board Member Resignations:** Resignation letters were submitted by Board Members Stephen Nagy and John McOwen. Both Members have sold their units and moved away from Riverwalk. President Ron Perholtz made a motion to accept these resignations. Seconded by Mike Staley. All were in favor. Ron Perholtz nominated Pegeen Kelty for the position of Treasurer and Cory Surface for Secretary. Dave Huggins seconded the motion. All were in favor. Mike Staley has accepted the position as Vice President.

- **Irrigation Well:** An existing well collapsed and a new well is being drilled in a new location near the tennis courts. Cost will be approximately \$8,000 and will be drilled 120'-140' deep. Parker Well Drilling is going to perform the work and has already received the permit.
- **Gutter Cleaning:** Gutter cleaning will commence after all tree trimming is completed. We need to obtain a "cost per seam" quote for sealing gutter seams.
- **Pool Chlorine and Salt Controllers:** Jim Pike reported that none of the chemistry controllers have been working for several years. Quotes were received to replace these Controllers at all three pools and replace the salt water conversion module at pool 2. Dave Huggins made a motion to replace all three controllers. Mike Staley seconded. All were in favor.
- **Estoppel Fees:** Jim Pike reported that maximum amount the Association could charge for an estoppel was \$250 for a 10 business day turnaround and \$350 for a rush estoppel. Ron Perholtz made a motion to increase the fees to the maximum by law. Dave Huggins seconded the motion. All were in favor.
- **Booting vs. Towing:** A suggestion was presented to the Board to "Boot" vehicles instead of towing. It was decided to continue with the current policy of towing. Code Enforcement will continue to issue tow notices, but will not tow the vehicle on Friday, Saturday, Sunday and Holidays.
- **Ally Construction/Carports:** - Ally Construction has been contracted to repair additional carport posts. Each unit will be assess based on the number of posts needing replacement.

• Fines for Board Discussion:

Unit #	Description of Fine	Recommendation by Board	Motion		
			1 <sup>st</sup>	2 <sup>nd</sup>	All?
6199-4	Unleashed Dog	Forward to Fining Committee	Perholtz	Huggins	AIF
6199-4	Exterior Alteration	Address issue in November 2018	Staley	Huggins	AIF
6206-1	Shutter Violation	Forward to Fining Committee w/ \$100 fine if not removed W/I 14 days.	Staley	Huggins	AIF
6167-5	Parking in guest spot with reserved space open	Forward to Fining Committee	Staley	Huggins	AIF
6303-6	Service Vehicle Parked in Grass	Forward to Fining Committee – Recommend \$100 fine.	Staley	Huggins	AIF
6151-1	Owner trash put in Dumpster	Forward to Fining Committee – Recommend \$100 fine	Staley	Huggins	AIF
6167-1	Repairs not done w/i 90 Day – Wall & Fence	Forward to Fining Committee-\$100 for ea. offense	Staley	Huggins	AIF
6175-4	Repairs not done w/i 90 Day	Forward to Fining Committee-\$100 if not Fixed.	Staley	Huggins	AIF
6175-5	Repairs not done w/i 90 Day	Forward to Fining Committee	Staley	Huggins	AIF
6175-6	Repairs not done w/i 90 Day	Forward to Fining Committee - \$100 if not repaired by 4/16/18	Staley	Huggins	AIF
6270-1	Repairs not done w/i 90 Day	Forward to Fining Committee	Staley	Huggins	AIF
<b>Vehicle Violations:</b>					
6158-7	No Decal-RW5698 Issued 3/12		Perholtz	Staley	AIF
6166-3R	No Decal or Visitor Pass	Do not send to Fining Committee	Perholtz	Staley	AIF
6175-2	No Decal or Pass – Towed 3/10	Do not send to Fining Committee	Perholtz	Staley	AIF
6198-2	No visitor pass. V. Pass issued 3/12	Forward to Fining Committee	Perholtz	Staley	AIF
6198-2	No visitor pass – Sticker issued	Do not send to Fining Committee	Perholtz	Staley	AIF
6198-4R	No sticker – RW5621 issued 2/12	Forward to Fining Committee	Perholtz	Staley	AIF
6199-6	Expired Guest Pass – RW5640 issued 3/15	Forward to Fining Committee	Perholtz	Staley	AIF
6206-5	No Sticker or Visitor Pass	Forward to Fining Committee	Perholtz	Staley	AIF
6207-4R	No Sticker – RW5699 issued 3/12	Do not send to Fining Committee	Perholtz	Staley	AIF
6207-5	Parking in 6207-6 space. No sticker or V. Pass. Owner already has three parking Passes.	Forward to Fining Committee. Visitor Pass needs to be surrendered. Unit only allowed (3) passes.	Perholtz	Staley	AIF
6238-2	No Sticker or V. Pass – Visitor pass issued 3/13. RW5696 issued 3/20 after Background check.	Forward to Fining Committee	Perholtz	Staley	AIF
6343-1R	No Decal or Visitors pass	Forward to Fining Committee	Perholtz	Staley	AIF

6343-1R	Expired License Tag	Do not send to Fining Committee	Perholtz	Staley	AIF
6254-5	Bi Sticker or Pass. RW5609 issued 2/18	Do not send to Fining Committee	Perholtz	Staley	AIF
6359-2R	Visitor pass issued 2/27	Do not send to Fining Committee	Perholtz	Staley	AIF
6359-2R	No Pass or Sticker- RW5623 issued 2/15	Do not send to Fining Committee	Perholtz	Staley	AIF
6391-2	No Pass or Sticker – RW5623 issued 2/15	Do not send to Fining Committee	Perholtz	Staley	AIF

OPEN DISCUSSION:

- The issue of a working traffic light at the corner of Riverwalk Lane and Central Blvd. was brought up again. Ron explained that he met with both the Town of Jupiter and County officials about this issue without success. It was suggested that Riverwalk residents form an activist group and appear at the County to express their safety concerns in an effort to get the traffic light operating since numerous accidents have already occurred at this intersection.
- Unit 6255-4 would like bushes replaced/installed in front of this building. Jim Pike will address this concern.
- An issue of vandalism in the community was discussed. Ron explained that we would need pictures of the person damaging the property or at least two witnesses who saw it being done. This specific incident happened at 6167-5. The owner of this unit was notified at the meeting that if the damage is not cleaned up within 2 weeks, unit owner will be sent to fining committee for fining and/or recovery of cost to repair damage.

ADJOURNMENT:

Motion was made by Dave Huggins to adjourn the meeting at 9:03pm. Seconded by Mike Staley. All were in favor.