



HOMEOWNERS' ASSOCIATION, INC.

6285 Riverwalk Lane
Jupiter, FL. 33458

BOARD MEETING

July 09, 2015
7:00 P.M. Pool #2

The meeting was called to order by Board President Ronald Perholtz at 7:01 p.m. The monthly Board Meeting was held at Pool # 2.

Present Board Members at the meeting were President Ronald Perholtz, Vice President/Treasurer Carolann Wolfe, and Secretary John McOwen. Board Members absent were Director Austin Isherwood and Director Robert O'Brien. Staff present for Board Meeting were Property Manager Anthony Santaella and Administrative Assistant Jordan Nobile.

Approval of Minutes from April 29, 2015 and June 8, 2015. Motion made by Ronald Perholtz- Board President and Seconded by John McOwen – Board Secretary, and Carolann Wolfe Board Vice President agreed and the Minutes for April 29, 2015 and June 8, 2015 were unanimously passed.

Board unanimously approved the July 9, 2015 Meeting Agenda.

Board President Ronald Perholtz gave update on situation with DIRECTV contract ending on July 31, 2015 and that owners will have to find their own company to go with for getting cable TV. Contract with HD Pro was discussed. HD Pro is the company that will certify all the wires from the pedestal to the outlet. Ronald Perholtz Board President made a motion to approve HD Pro contract Seconded by John McOwen Board Secretary Carolann Wolfe Board Vice President agreed and the contract was unanimously passed.

Fining Committee Meeting will be in August but no date confirmed yet.

Ronald Perholtz motion to send unit 6190-7 and to fine \$100.00 for not having a parking decal and \$100.00 for having expired tags John McOwen Seconded Carolann Wolfe agreed the decision was unanimous

Ron Perholtz made motion to pass on the fine for 6359-2 since their unit is being sold Seconded by John McOwen Carolann Wolfe agreed and the decision was unanimous

Ronald Perholtz motion to send unit 6246-1 to the fining committee with \$100.00 fine expired tags Carolann Wolfe Seconded John McOwen agreed the decision was approved unanimously.

Ronald Perholtz motion to send unit 6359-1 and to fine \$100.00 for not having a parking decal and \$100.00 for having expired tags John McOwen Seconded Carolann Wolfe agreed the decision was unanimous

Ronald Perholtz motion to send unit 6279-3 and to fine \$100.00 for not having a parking decal and \$100.00 for having expired tags John McOwen Seconded Carolann Wolfe agreed the decision was unanimous

Ronald Perholtz made a motion to pass 6183-7 since they came into the office and completed the Vehicle Information Update and got stickers John McOwen seconded and the decision was unanimous.

The Board reviewed and discussed a file related to violation resulting from the owner of unit 6254-7 having multiple un-approved tenants without leases and unauthorized vehicles parked at this unit.

Ronald Perholtz made motion to send 6254-7 to the fining committee and recommend \$300.00 fine a day up to a maximum of \$3,000 for a vehicle at their unit not having a Riverwalk decal, expired tags, and having an un-approved tenant. John McOwen Seconded and Carolann Wolfe agreed and the decision was unanimous.

The Board reviewed and discussed violations resulting from the owner of unit 6263-1 making unapproved repairs to their unit in violation of Riverwalk's documents and Jupiter's building code requirements.

Ronald Perholtz made a motion to send 6263-1 to fining committee with \$100.00 fine per day up to \$1,000.00 for unapproved work being done to home, refusing to stop work when asked to do so, and refusing to take timely corrective action. John McOwen Seconded and Carolann Wolfe agreed and decision was unanimous

The Board reviewed and discussed violations resulting from the owner of unit 6143-2, Alex Aukudinov, who was present at the meeting.

Ronald Perholtz made motion to give 6143-2 Alex Aukudinov 30 days to transfer unit back into his name in order to remain in boat yard and if it is reported again that his dog is off the leash and/or not picking up his dogs waste the he will receive a \$100.00 fine per incident. Seconded by John McOwen agreed by Carolann Wolfe

Ronald Perholtz made motion to charge \$75 for closing and real estate transaction questionnaires

Ronald Perholtz, Board President made motion to allow application fee of \$250.00 plus \$25.00 for each background check to be taken at upfront from prospective owners and renters. John McOwen Seconded, Carolann Wolfe agreed and the decision was unanimous.

The status of the comprehensive audit of the Boat Storage Boat storage area was discussed. The Board reviewed a letter dated June 29, 2015 to each person occupying a space in the Boat Storage area and requested the Property Manager to provide to the Board a summary of everyone who had not complied with the requirements in this letter at the next Board meeting.

A discussion then occurred about what do to with persons on the Boat Storage waiting list who do not put a Boat in their space after a reasonable period after they have been initially assigned a space, which would be a waste of valuable boat storage space.

Motion made by Ronald Perholtz President of Board that, if next eligible person on the Boat Storage waiting list (1) doesn't have a boat and trailer with a current registration, (2) has not paid the required fee of \$160, (3) has not physically put their Boat and Trailer in their assigned space, and (4) has not completed the required Boat Storage Agreement, all within 30 days after a Boat storage space is first offered to them, then that person will automatically lose their designated spot in the Boat Storage Area and their name goes to the bottom of the Boat Storage waiting list. However, if that person declines to take the offered space with 24 hours after initial notification, their name remains in the same position on the boat storage waiting list for the next available space in the future. John McOwen Seconded and agreed by Carolann Wolfe and the decision was unanimous.

A Lock will be put on ice machine and the charge for a new key will be \$25.00, if an existing Boat Storage key will not work in an available Medco lock.

Landscaping issued discussed.

Ronald Perholtz made motion to adjourn meeting at 8:36 p.m. Seconded by Carolann Wolfe and John McOwen agreed al in favor of ending Board Meeting.