



HOMEOWNERS' ASSOCIATION, INC.

6285 Riverwalk Lane

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Board Meeting

Tuesday, January 29, 2019

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, Vice President Mike Staley, Secretary Cory Surface, Treasurer Pegeen Kelty and Director Dave Huggins. Also in attendance were Property Manager Jim Pike and Gail Freese.

OLD BUSINESS:

Motion made by Pegeen Kelty to approve the January 29, 2019 agenda. Seconded by Cory Surface. All Members were in favor.

Motion made by Pegeen Kelty to approve the November 13, 2018 minutes. Seconded by Cory Surface. All Members were in favor.

Legal Update: Ron provided an update on the Ankudinov case. He advised that Ankudinov lost his appeal. Judge will render the decision on the final amount granted to Riverwalk at the March court hearing.

Tennis Court Revision: Sport Surfaces has begun their work on the tennis courts.

Playground Gates: Gates have been installed.

Boat Docks: Docks are being replaced with marine grade wood. Three docks have been completed with just one remaining.

NEW BUSINESS:

Formation of Beautification Committee: Roy Doyle at 6263-5 has volunteered to head a beautification committee for Riverwalk. Any resident wanting to participate needs to get in contact with him.

Pool Furniture: Much of the pool furniture needs to be replaced because it is old, broken and soiled. Pegeen Kelty made a motion to dispose of and replace damaged furniture. Cory Surface seconded the motion. All were in favor.

Palm Tree Trimming: A proposal was submitted by Orange Tree Landscaping for palm tree trimming. Cost per palm tree would be \$15 ea. or \$7020 total. Pegeen Kelty made a motion to have Orange Tree do the trimming. Cory Surface seconded the motion. All were in favor.

2019 Painting Discussion: Jim Pike reported that he spoke with representatives from both Benjamin Moore and Behr Paints. A discussion was held among the membership about the painting schedule, manufacturers and color options. Ron made a motion to obtain quotes that include using the existing colors except reversing trim and wall colors, using anti mold in the paint, have painters back roll and using satin not glossy paint. Jim will now move forward with obtaining quotes from several painters.

Fines for Board Discussion:

Unit #	Description of Fine	Recommendation by Board	Motion		
			1 st	2 nd	All?
6151-5	Parking in handicap space without handicap person in vehicle.	No Fine. Law allows individual to park in a handicap space as long as they have a parking permit.	RP	MS	All
6159-6	Repairs not completed within 90 days. (Wall)	Forward to the fining committee.	RP	DH	All
6167-5	Personal items in the common area.	Forward to the fining committee.	RP	DH	All
6167-5	Parking in a guest space while assigned space is empty.	Forward to the fining committee.	RP	DH	All
6175-5	Unleashed dog violation.	No Fine. Resident was present and described what happened.	RP	MS	All
6183-3	Self-Propelled Vehicle Violation.	No Fine – Resident was present and explained what happened.	DH	MS	All
6190-3	Repairs not completed within 90 days. (Wall)	Forward to the fining committee.	RP	DH	All
6214-3	Unleashed dog violation.	Forward to the fining committee.	RP	DH	All
6231-6	Repairs not completed within 90 days. (Fence & Wall)	Forward to the fining committee.	RP	DH	All
6288-2	Unleashed dog violation.	Forward to the fining committee.	RP	DH	All
6359-1&2	Repairs not completed within 90 days. (Fence)	Forward to the fining committee.	RP	DH	All
6367-3&4	Repairs not completed within 90 days. (Wall)	Forward to the fining committee.	RP	DH	All
6158-7	Parking Violation – No Parking Pass	Forward to the fining committee.	RP	DH	All

OPEN DISCUSSION: Various items and subjects were discussed, nothing urgent.

ADJOURNMENT:

Motion was made by Pegeen Kelty to adjourn the meeting at 8:25pm. Seconded by Mike Staley. All were in favor.