



**RIVERWALK HOMEOWNERS  
ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
6285 Riverwalk Lane, Jupiter, FL 33458 at Pool #2  
Thursday, January 06, 2022 at 7:00pm**

**MEETING MINUTES**

- I. Determination of Board Quorum:** Quorum achieved; Board members present at this meeting were President Ron Perholtz, Vice President Dave Huggins, Secretary Chris Abbott, Treasurer Thomas Curry and Director Sharon Orsini. Property Manager Valerie DeFalco was also in attendance.
- II. Call to Order:** The meeting was called to order with a quorum present by President Ron Perholtz at 7:00p.m.
- III. Approval of Agenda:** Dave Huggins made a motion to approve the January 06, 2022, agenda and Sharon Orsini seconded the motion. All in favor.
- IV. Old Business**
  - a. Board of Directors Meeting Procedures: Sharon Orsini reviewed this item. The Board will speak on the item and then open up the floor for discussion/feedback from residents. Let's all please be respectful and have a productive meeting. "We all have the same end goal for the community."
  - b. Approval of Previous Board Meeting Minutes: Chris Abbott made a motion to approve the December 02, 2021 Board Meeting Minutes; Sharon Orsini seconded the motion. All in favor.
  - c. Weir: Thomas Curry discussing this item. It is important to note there is imminent danger to Riverwalk. The entire storm drain line is now evaluated via camera inspection from the lake to the weir and the weir to the river. Shenandoah evaluated via camera from the weir to the river and Hinterland evaluated the weir to the lake. Thomas Curry requests further clarification regarding the proposals given by proposed contractors. Ron Perholtz reviewed the importance of that particular storm drain line. Much discussion between board regarding specs and costs. Meetings will be set up between both potential contractors to clarify scope of work and costs. The timeline and why this project has been under discussion for some time now was elaborated. Initially, proposals were given by multiple contractors. However, all proposals were not apples to apples. Although the weir (initially discussed as "sinkhole" – not correct) brought attention to a problem, the entire storm drain line is crucial to Riverwalk. The Board decided to have the entire system professionally evaluated by a camera (CCTV). Unfortunately, the very detailed specs written by Thomas Curry and given to Shenandoah were not completed to spec. It was decided to reach out to Hinterland to complete the final piece (weir to lake). Much discussion between board and residents. Goal is to have this completed one month prior to hurricane season. Questions and discussion from residents were addressed. Was reiterated that Riverwalk has a total of ~\$100,000 budgeted for the weir/storm drain line.
  - d. Oak Tree at 6383-6 Removal: 3 quotes were discussed amongst board for removal. Ron reviewed that our current landscaper has done a great job for us for Riverwalk and prefers to give business to them. Questions were asked regarding the possibility of a root barrier in lieu of removal. Discussion amongst board and residents. Ron Perholtz reviewed the ~100 tree removal that occurred several years ago and

the reasons why. Dave Huggins motioned to accept our current landscaper's quote; seconded by Sharon Orsini. All in favor.

## **V. New Business**

- a. Dead/Dying Pine Trees (3) behind 6159 Removal: Quotes were reviewed by The Board. Ron Perholtz suggested photos retained for record; this work will need to be approved by South Florida Water Management District (SFWMD) prior to removal. Thomas Curry motioned to approve our current landscaper's quote for removal after permission is received from SFWMD; seconded by Sharon Orsini. All in favor.
- b. Mahogany Trees (3) near 6391, 6263 & 6215 – Prune/Remove Seed Pods or Removal: Seed pods are dropping, and several homeowners are concerned about possible damage. Discussed that we will prune these trees at the same time as annual tree trimming and seed pods can be removed when they come back into season (believed to start in the fall). Ron Perholtz suggested moving the annual tree trimming to October/November. Discussed amongst residents and Board if Riverwalk should wait a year and a half for the annual trimming. However, the tree trimming is currently scheduled a few months prior to hurricane season. Owner 6183-5 brought up that The Board voted years ago to trim all trees semi-annually. The seed pod trimming of the mahoganies and 2<sup>nd</sup> annual community tree trimming discussion is tabled for now.
- c. 6167-1 Perry – Request to Reconsider Fine: This home was under investigation for architectural violations & improper repairs with the previous property manager. There are over 100 documents related to repairs/violations regarding this home. Current property manager visited property; there are additional architectural violations and prior violations not cured. Motion made by Dave Huggins to decline request to reduce fine, pursue additional fines for defects in repairs and violation for new door; seconded simultaneously by Sharon Orsini and Thomas Curry. All in Favor. Confirm with Town of Jupiter that permits were obtained for work done and closed properly.
- d. Installing Locked Gate between Riverwalk and Carver Avenue (adjacent to Playground): Much discussion between residents and Board. Riverwalk is currently involved in a very difficult situation involving a particular unit and its authorized residents residing there and other means to remedy the situation have not been successful. The hours and days to lock the gate were heavily discussed by The Board as not to prevent authorized resident access. Much discussion between residents and The Board. The hours of Riverwalk staff do not coincide with the dog park hours. Sharon Orsini offered to assist in unlocking/locking the gate for a short period of time. Dave Huggins motioned to temporarily gate and lock the entrance between Riverwalk & Carver Avenue during the weekdays at night for the time necessary to photograph the particular unauthorized residents entering/exiting Riverwalk.; seconded by Sharon Orsini. All in favor.
- e. 2022 Roofing Project: One homeowner will have coverage ended May this year by Citizens whose policy is that they will not insure a home if roof is 25 years old or 3 years or less of useful life; whichever occurs first. Owner was present to discuss. Much discussion. Begin 2022 roofing project: work with roofing consultant to modify and improve 2021 specs (will add notes taken from 2021 roofing project) and incorporate those into the 2022 roofing contract. Will then start working to secure bids from contractors with new specs (bid manual). Accelerating all years roofing projects into a single roofing project was discussed again amongst The Board and residents.

## **VI. Violations**

- a. 6222-1 Allen – Roof Repair Not Cured: The Board discussed. Dave Huggins motioned to fine; seconded by Thomas Curry. All in Favor.

- b. 6222-2 Henry – Roof Repair Not Cured: The Board discussed. Dave Huggins motioned to fine seconded by Thomas Curry. All in Favor.
- c. 6254-2 Davis – Estoppel Violation(s) Unresolved: The Board discussed. Dave Huggins motioned to fine \$300 in total (\$100 per violation not cured); seconded by Chris Abbott. All in Favor.
- d. 6254-3 Russo – Estoppel Violation(s) Unresolved: Owner and Owner’s significant other who resides in the home present to discuss with The Board. Thomas Curry motioned to defer to the next meeting; seconded by Dave Huggins. All in Favor.
- e. 6263-7 Ungarten – Estoppel Violation(s) Unresolved: Owner present; discussed with The Board. Some of the estoppel violations were cured within time period requested; some were not. Thomas Curry motioned to defer to the next meeting; seconded by Sharon Orsini. All in Favor.
- f. 6287-1 Conway – Estoppel Violation(s) Unresolved: The owner has been in communication with the office. The Board discussed that they understand it is difficult to and takes time for work to be done by contractors. Chris Abbott motioned to defer until next meeting; seconded by Dave Huggins. All in Favor.
- g. 6327-6 Simms – Boat Storage Non-Compliance: Owner was removing the paint from the bottom of his boat; this is hazardous. Owner present; discussed with The Board. Chris Abbot made a motion to dismiss; seconded by Thomas Curry. All in favor except for Ron Perholtz who abstained.
- h. 6359-1 Hooker – Items in Common Area: The Board discussed. Chris Abbott motioned to fine; seconded by Sharon Orsini. All in Favor.
- i. 6391-1 Keller – Bulk Garbage: Much discussion amongst The Board. The tenant and owner rep were in communication after the violation that Waste Management was previously contacted for pick up. The Board acknowledges that bulk/special pick-ups occasionally are missed by Waste Management. Sharon Orsini made a motion to dismiss the fine; seconded by Thomas Curry. All in favor.

**VII. Code Enforcement Parking Violations**

- a. 6183-5 Smith – No Decal/Guest Pass: The Board discussed. Dave Huggins motioned to fine; seconded by Thomas Curry. All in Favor.
- b. 6183-7 Zaccagnini – No Decal/Guest Pass: Owner present; discussed with The Board. Thomas Curry motioned to dismiss the violation; seconded by Chris Abbott. All in Favor. Item additionally discussed was the information printed on the guest pass. Ideas to modify the guest pass to protect personal information discussed. Thomas Curry motioned to use white out on the pass. Board agreed this is admin task the office can incorporate. Hide personal information leaves date and car details. No vote necessary.
- c. 6222-2 Henry – No Decal/Guest Pass: Dave Huggins motioned to fine; seconded by Thomas Curry. All in Favor.
- d. 6254-2 Davis – No Decal/Guest Pass: Dave Huggins motioned to fine; seconded by Thomas Curry. All in Favor.
- e. 6279-4 Andrews – No Decal/Guest Pass – letter dated 12-09-21: Dave Huggins motioned to fine; seconded by Thomas Curry. All in Favor.
- f. 6279-4 Andrews – No Decal/Guest Pass – letter dated 12-17-21: Dave Huggins motioned to fine; seconded by Thomas Curry. All in Favor.

**VIII. Open Discussion:** Thomas Curry suggested adding a hose spicket in the kayak area to rinse kayaks. Ron Perholtz suggested adding light and a hose spicket to the boat ramp dock with the permission of SFWMD. This item will be added to the next meeting as an agenda item.

**IX. Adjournment:** Chris Abbott made a motion to adjourn at 8:51 p.m. seconded by Dave Huggins. All in favor.