



**RIVERWALK HOMEOWNERS'
ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
6285 Riverwalk Lane, Jupiter, FL 33458 at Pool #2
Thursday, November 17, 2022 at 7:00p.m.**

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.
- I. **Call to Order:** The meeting was called to order with a quorum present by President Ron Perholtz at 7:00p.m.
- II. **Approval of Agenda:** *Items Added: Riverwalk Christmas Party & Lock (same as pool locks) installed to gate opening to Carver Ave & dog park. Chris Abbott made a motion to approve the agenda; seconded by Sharon Orsini. All in favor.
- III. **New Business**
 - a. 2023 Proposed Budget: Review of the roofing bids and how high they initially came in which were over \$1 million dollars to reroof 11 buildings. The year before 13 buildings cost ~\$400k. This is a dramatic increase in what Riverwalk needs to save in reserves to reroof the community. The Association has over \$200,000 in monies not spent in the 2022 budget. This was due to the property manager going without an assistant for a long time and other cost savings inside of Operations. The 2023 budget proposes to raise the dues from \$660 per quarter to \$710 per quarter. There is no proposed special assessment. This is due to increases in major costs (roofing, painting). This increase in dues is still less than inflation. Questions and discussion amongst homeowners and The Board. A motion was made by Dave Huggins to preliminary adopt the 2023 budget pending final approval at the 12-01-2022 Board meeting; seconded by Sharon Orsini. All in favor.
 - b. Roofing Painting Proposals: Property manager obtained apples to apples quotes from 4 vendors. Last year's fascia painting during the roofing project was included in the roofing bid. Much discussion amongst Board. Thomas Curry made a motion to contract with RCI painting; seconded by Dave Huggins. All in Favor.
 - c. Roofing Gutter Proposals: Much discussion amongst Board. Dave Huggins made a motion to contract with Brothers Gutters pending firming the quoted price; seconded by Sharon Orsini. All in favor.
 - d. ***Added: Christmas Party: Motion made by Sharon Orsini to move the Christmas party from December 03 to December 10 (1st choice), December 11 (2nd choice); seconded by Thomas Curry. All in favor.
 - e. ***Added: Gate next to the playground leading to Carver Ave (dog park): Feedback from residents that children/people are entering the community that do not live here and/or are not guests of Riverwalk residents. Medco Lock, same as pool locks, added to the gate for access on both sides. Idea was to install the lock on a metal pole (adjacent to gate?)
- IV. **Open Discussion:** Questions from members about gutter replacement; discussed. Owner 6247-1 shared positive feedback regarding office staff and thanked property manager for flag replacement and following through.
- V. **Adjournment:** Dave Huggins motioned to adjourn at 7:52pm.; seconded by Sharon Orsini. All in favor.

APPROVED CHRIS ABBOTT SECRETARY 12/1/22
CWA