



**RIVERWALK HOMEOWNERS
ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
6285 Riverwalk Lane, Jupiter, FL 33458 at Pool #2
Thursday, November 04, 2021 at 7:00pm**

MEETING MINUTES

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.

Call to Order: The meeting was called to order with a quorum present by President Ron Perholtz at 7:02p.m.

Approval of Agenda: Dave Huggins made a motion to approve the November 04, 2021 agenda and Chris Abbott seconded the motion. All in favor.

Old Business

- Approval of Previous Board Meeting Minutes: A motion was made by Chris Abbott to approve the October 07, 2021 board meeting minutes; seconded by Dave Huggins. All in favor.
- Building Address Signs: The project is complete. Riverwalk is in compliance with Fire code, the numbers are 8” high and it is now easier to identify the building. Through the project, several signs could not be hung properly due to architectural violations. These were noted and violations will be sent to those owners.
- Entrance Sign: Two types of film were placed on the entrance sign to test if it helped with the glare. Unfortunately, it did not. An awning was proposed and discussed; that solution will not work. Suggestions were to use black/dark backgrounds and fewer words for ease of reading. Residents were asked for input as to additional items they would like to see on the sign.
- Weir: Thomas reached out to Hinterland and Shenandoah, needs more time to dig into previous quote. Asking for more details re specifications. Hinterland’s quote is a full replacement, Shenandoah’s quote contains where to patch the pipe, not to replace the weir. Confirmed the importance of weir to lake evaluation. We have weir to river evaluated. Ron Perholtz explained the importance of the weir and storm water pipe lines and asked that we have a real number cost by next meeting.
- Fences: All is in progress and 3 fences should be done by next week. Permit issued for repair of sports court. Replacement green galvanized fencing for sports court cannot be obtained by

contractor due to material/supply shortages. Board agreed to reuse/repair existing fencing and/or going with the current contractor that will repair 3 other fences as needed.

New Business

- Oak Tree at 6383 (*added; owner of 6383-5 asked for update from 10-07 BOD meeting): A quote to remove the tree was obtained. There was feedback from residents in the area that are opposed to the removal. It was suggested by Property manager to evaluate if there are viable options for the tree to remain. Dave Huggins made a motion to remove the tree and Sharon Orsini seconded the motion. All in favor.
- 2022 Proposed Budget: The Board reviewed the budget; much discussion. Discussed purchasing a printer in lieu of current service from a company. Boat Yard was discussed that by our documents the boat yard financially operates separately from all of Riverwalk's other expenses. It was also clarified that a key for the boat ramp is not exclusive to boat yard owners. Board agreed that some changes need to be made before approving the 2022 budget. One item to note is that while payroll cost has increased, due to hiring Code/Parking Enforcement in-house, Code/Parking Enforcement located under Operations Expenses will be \$0 in 2022 vs. \$43,260 in 2021. "Reserve" accounts were discussed. To clarify, Riverwalk does not have a separate bank account for "reserves" however monies are allocated separately on the balance sheet into Capital Asset Savings Fund (for large project/future large projects). Riverwalk is not required to maintain a separate reserve bank account. Questions from residents were addressed. Dave Huggins made a motion to approve sending the proposed budget to membership and Thomas Curry seconded the motion. All in favor.
- Sail Shades: Property manager received several communications from residents that were opposed to a particular sail shade recently installed at an owner's home. Although it is required to have neutral window coverings, sail shades are not specifically named; nor is their specifications for height /size of sail shades. Board discussed that additional criteria may need to be created. Current language would forbid anything above fence height; board agrees that should be reviewed/modified.
- Rent Seizure (Delinquent Lessor): Riverwalk member is ~\$10,000 delinquent however the unit was being rented; Riverwalk has the right to demand rent seizure. Lessor has requested a payment plan, however the Riverwalk Board of Directors years ago decided payment plans will not be accepted. Much discussion about giving the lessor the 45 days to pay in full prior to moving forward with rent seizure. Board agreed that lessor & tenant will be notified that rent will be seized if account is not paid in full.
- Delinquencies Over \$1,000 by Lot# & Amount on Monthly Agenda: "Airing" out dirty laundry; all Riverwalk members are responsible for contributing to the greater good of the community. Riverwalk's counsel was previously consulted in this matter. Any member may make a records request to review delinquencies. Much discussion amongst the board. Thomas Curry made a motion to add delinquencies by lot# and amount owed for all

members over \$5,000 delinquent to be discussed only in general and NOT in detail; seconded by Sharon Orsini. Ron Perholtz and Chris Abbott are in favor. Dave Huggins is not in favor of this motion. It was discussed that Riverwalk is involved in very complicated litigation over a judgement we won for over \$70,000 and this matter is being aggressively pursued.

Violations

- 6207-1 McGinnis – Pets Over Maximum Limit: The Board discussed. Dave Huggins motioned to fine the maximum allowed; seconded by Sharon Orsini. All in Favor.
- 6207-2 Sneyers-Phelps – Refuse Placed in Common Area Too Early: The Board discussed. Chris Abbott motioned to fine; seconded by Sharon Orsini. All in Favor.

Code Enforcement Parking Violations

- 6150-3 Sossi – Expired Registration/Plate 10/06/21: Lessee was present, Board discussed. Thomas Curry motioned to dismiss the fine; seconded by Chris Abbott. All in Favor.
- 6150-3 Sossi – No Decal/Guest pass 10/14/21: Lessee was present, Board discussed. Thomas Curry motioned to dismiss the fine; seconded by Chris Abbott. All in Favor.
- 6150-6 Madden – No Decal/Guest pass: Board discussed; violation remedied. Chris Abbott motioned to dismiss the fine; seconded by Sharon Orsini. All in Favor.
- 6151-3 Florida Davenport LLC. – No Decal/guest pass: Board discussed; violation has been remedied. Dave Huggins motioned to dismiss the fine; seconded by Thomas Curry. All in Favor.
- 6158-2 Bell – Expired Registration/ Plate: Board discussed. Chris Abbott motioned to dismiss the fine; seconded by Thomas Curry. All in Favor.
- 6159-3 Teklinski – Expired Registration/Plate: Board discussed; violation has been remedied. Chris Abbott motioned to dismiss the fine; seconded by Dave Huggins. All in Favor.
- 6175-3 Bradley – Improperly Parked/In Tow Away Zone: Owner was present; Board discussed. Thomas Curry motioned to dismiss the fine; seconded by Sharon Orsini. All in Favor.
- 6182-1 Lin – Expired Registration/Plate: Board discussed; violation has been remedied. Dave Huggins motioned to dismiss the fine; seconded by Sharon Orsini. All in Favor.
- 6206-6 Scappini – No Decal/Guest pass: Board discussed; violation has been remedied. Dave Huggins motioned to fine \$100; seconded by Chris Abbott. All in Favor.
- 6214-4 Serino – No Decal and Expired Registration/plate: New owners were present, Board discussed. Thomas Curry motioned to dismiss the fine; seconded by Chris Abbott. All in Favor.
- 6230-4 Payne – No Decal/Guest pass: Board discussed; violation has been remedied. Dave Huggins motioned to dismiss the fine; seconded by Sharon Orsini. All in Favor.
- 6263-2 Bonetti – No Decal/ Guest pass: Board discussed; violation has been remedied. Dave Huggins motioned to dismiss the fine; seconded by Sharon Orsini. All in Favor.

- 6263-6 Doyle – Improper Decal Use: Board discussed. Dave Huggins motioned to fine; seconded by Sharon Orsini. All in Favor with the exception of Chris Abbott.
- 6270-1 Glesil – No Decal/ Guest pass: Board discussed; violation has been remedied. Dave Huggins motioned to dismiss the fine; seconded by Sharon Orsini. All in Favor.
- 6279-4 Andrews – No Decal/Guest pass 10/06/21: Board discussed; violation has been remedied. Dave Huggins motioned to dismiss the fine; seconded by Sharon Orsini. All in Favor.
- 6279-4 Andrews – No Decal/Guest pass 10/14/2021: Board discussed; violation has been remedied. Dave Huggins motioned to dismiss the fine; seconded by Sharon Orsini. All in Favor.
- 6327-2 Wolfe – Expired Registration/plate: Owner was present, tenant was issued violation. Board discussed. Chris Abbott motioned to dismiss the fine; seconded by Sharon Orsini. All in Favor.
- 6327-6 Simms – No Decal/Guest pass: Board discussed. Dave Huggins motioned to dismiss the fine; seconded by Sharon Orsini. All in Favor.
- 6359-7 Burrell – No Decal/Guest pass: Owner 6287-5 here to discuss on behalf of owner who is out of town. Property manager shared concerns regarding the vehicle with The Board. Much discussion. Dave Huggins motioned to fine; seconded by Sharon Orsini. All in Favor. It was also discussed that The HOA reserves the right to tow.
- 6367-5 Capitelli – No Decal/Guest pass: Board discussed. Dave Huggins motioned to dismiss the fine; seconded by Sharon Orsini. All in Favor.

Open Discussion

- Iguanas have been seen in Riverwalk; it was noted that the State of Florida has deemed them an invasive species and they can be (legally) killed humanely.
- Owner 6279-2 wanted to discuss why she received a guest pass in lieu of new decal after receiving violation notices for an illegible decal. Much discussion between the Board, resident and property manager re rules surrounding issuing vehicle decals. The Board made an exception and granted a new sticker for resident but agreed that The HOA Office may use best judgement in regard to vehicle decals.

Adjournment: Dave Huggins made a motion to adjourn at 8:40 p.m., seconded by Sharon Orsini. All in favor.

- An additional item was discussed after adjournment with 4 of the 5 Board members present from Owner 6167-3 concerning parking in reserved space & personal items on common ground. Riverwalk Rules state that an owner must use their reserved space first. Much discussion between the board and the owner. It was reviewed that there is a maximum fine allowed and it is almost reached in this particular situation. The Board decided that all personal property left in the common area would be picked up by The HOA and not returned regarding this particular unit, however the owner will be given warning one time prior to picking up personal items.