



HOMEOWNERS' ASSOCIATION, INC.

6285 Riverwalk Lane
Jupiter, FL. 33458

**Annual Membership Meeting
February 22, 2016
6:00 P.M.
Jupiter Old Town Hall**

The meeting was called to order by Board President Ronald Perholtz at 6:15 p.m.

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

A tally of the members present in person or by Proxy indicated only 28 members were present at the membership meeting. A quorum of 102 members were required to be present in person or by proxy, so a quorum was not established.

A discussion among the members present at the meeting occurred related to considering a motion to adjourn the meeting to a later date to see if a quorum could be established. No membership vote was taken at that time.

A member expressed concern that 3 of the 5 Board members resided in the same building and he believed that was illegal, he was being discriminated against because his boat storage agreement was terminated and the Association had withheld records from him. President Ronald Perholtz responded that only 3 not 4 Board members lived in a building and there was nothing in our governing documents restricting the number of Board members who could live in a building.

President Ronald Perholtz then initiated a lengthy discussion among the members present related to a negative Facebook web site posted by a Riverwalk owner (see <https://www.facebook.com/Riverwalkhoa/jupiter/>). When anyone searches on "Riverwalk HOA" this is the second posting on the first page of the Google search results.

Outrage was expressed by members present at the meeting that this site has a **negative effect on our property values** when real estate agents, buyers and renters do an internet search. Members presents requested the author of this site, Mr. Justo Lamar 6151-8, (who was also present) to remove this site, but he refused saying he is expressing his "right of free speech".

President Ronald Perholtz further indicated Mr. Lamar also filed a criminal complaint with Jupiter Police in 2011 charging the Board, CPA and Property Manager at that time “with collusion in a fraud”. After an investigation, the Jupiter Police issued a report stating the charges were “unfounded”. Subsequent to this investigation, Mr. Lamar sent us an email stating that he cost the Association over \$46,009 from his complains, **which is \$135 out of each Riverwalk’s resident’s pocket.**

President Ronald Perholtz then indicated to Mr. Lamar that much of Mr. Lamar’s website criticism of Riverwalk was directed at Mr. Perholtz and asked Mr. Lamar if he believed that Mr. Perholtz was doing a good job. Mr. Lamar responded that President Perholtz was smart and doing a great job. Outrage was then expressed by various members again as to why Mr. Lamar was then attacking the Association and Mr. Perholtz. Mr. Lamar then responded that it was his right of free speech.

A further discussion then occurred related to pursuing the feasibility of filing a lawsuit against Lamar for the \$46,009 cost incurred by the Association for my Lamar’s “unfounded” fraud complaint and investigating the possibility of a libel suit related to the present and past content of Mr. Lamar’s website. It was agree among the members present that this matter needed to be discussed further and likely brought to a vote by the Board at the Association’s next Board meeting.

Member Mike Matchica then brought to the attention of the membership that he worked for AT&T for Over 20 years. As a result he was entitled to a 50% discount for AT&T U-verse internet Access and was paying only \$30 per month. However he found that Riverwalk’s new internet system was faster, cheaper and more reliable than U-verse and as a result he actually cancelled his U-verse service.

Tim Jakab requested to speak to the members. A motion was made by one the members present to have Mr. Jakab removed from the meeting. The motion carried by a majority vote of the membership present and Mr. Jakab voluntarily left the meeting immediately after the vote was taken.

After another prolonged discussion related to Mr. Lamar website, a member made a motion to adjourn and not continue the meeting which was approved by a majority of the members present. As a result the current Board remains in place for 2016.

The membership meeting ended at 7:58 PM.