

**RIVERWALK  
HOMEOWNERS'  
ASSOCIATION, INC. BOARD  
OF DIRECTORS MEETING**  
6285 Riverwalk Lane, Jupiter, FL 33458 at Pool #2  
Thursday, May 2, 2024 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. and Treasurer Thomas Curry. Office Manager Dama Scott was also in attendance. Also in attendance was an Extra Duty Police Officer.
- II. Call to Order:** The meeting was called to order with a quorum present by President Ron Perholtz at 7:04 p.m.
- III. Approval of Agenda:** Tom Curry moved to add FPL Street Lights to the agenda. Chris Abbot seconded – Motion carried unanimously.
- IV. Board of Directors Meeting Procedures:** Reviewed by Tom Curry. This item has been reviewed at every meeting since July 2021. The meeting will be orderly and productive without interruptions. All members will have three minutes maximum to speak on any item they choose.
- v. Approval of Previous Board Meeting Minutes:** Chris Abbott made a motion to approve. Dave Huggins seconded. All in favor
- VI. Old Business:**
  - a. Playground – Dave Huggins reported that the permit for this project is held up at the Town. It is expected to be reviewed on May 13, 2024. Tom Curry added that the material had been shipped in cardboard boxes and that some of it is now rusted from sitting in the puddles from the rain. He requested that

this is an issue for replacement of some items that need to be investigated. He wanted to notify the installation contractor to inspect the condition of all items to expedite installation once the permit is achieved. He suggested using the basketball court as a staging area to make sure all parts are suitable for installation. Dave Huggins will contact the contractor to communicate those issues.

- b. Roof Project – The roofing project is going well with 5 buildings completed at this time and work beginning on the 6<sup>th</sup>. The Board was able to save the funds for a roofing Consultant to oversee the project as the Town of Jupiter does such a thorough job of checking for progress and completion on each building. The roofers are trying to do 2.5 buildings per week pending permit delays. Management is currently giving 2-day notice for tear-offs. Tom Curry suggested more notice be given to unit owners, and the order planned for the buildings announced.
- c. Sidewalk Painting Project – The sidewalk pressure cleaning and painting and re-lettering of parking spaces is about 50% completed. The remaining sidewalks are on hold pending roofing construction.

## **VII. New Business:**

- a. Asphalt – To date, we have received just one quote for the asphalt sidewalk repaving. More quotes are being sought.
- b. Motorized bikes, scooters, mopeds, skateboards – This rule will be enforced going forward as it has become a safety issue in the community. The Rule: *“No unlicensed, self-propelled vehicle, including but not limited to mopeds, all-terrain vehicles (ATV’s) go carts, scooters, motorbikes, golf carts, etc. shall be permitted to be operated anywhere on the Association’s common areas at any time. This rule does not apply to golf carts owned by the Association, or self-propelled devices required by any handicap persons.”* Additionally, helmets are required by law for ages 16 and under.
- c. FPL Street Lights – Tom Curry discussed information for bulbs on our current streetlights. The bulbs provided by FPL will soon be obsolete and the community will need to adapt possibly to LED lighting – which would provide more lighting and security for the community. He will look into providing additional information.

## **VIII. Violations:**

- a. 6303 Riverwalk Lane # 6 – Pet Violation. An explanation ensued from the resident regarding issues with his dog in the community being aggressive and off-leash. Following this, the Board voted 3-1 in favor of waiving the fine with a warning to

not let it happen again or a fine would be imposed. Chris Abbott voted against waiving and Ron Perholtz, Tom Curry, and Dave Huggins voted in favor of waiving the fine.

- IX. **Open Discussion:** The floor was opened to the residents for their questions and concerns. Some items discussed included the lawn mowers height of cutting, parking lot fingers need for sod and irrigation, replacement of bushes. The landscape will be replaced following the completion of sidewalk painting.
  
- X. **Adjournment:** The meeting was adjourned at 8:12 pm