



HOMEOWNERS' ASSOCIATION, INC.

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Board Meeting
Thursday, September 14, 2017
7:00pm at Pool #2

The meeting was called to order with quorum present by Board President Ronald Perholtz at 7:05pm.

Board Members present at this meeting were President Ronald Perholtz, Vice President Stephen Nagy, Treasurer John McOwen and Director David Huggins.

Motion was made by John McOwen to approve the July 23, 2017 minutes. Seconded by David Huggins. All Members were in favor.

Motion made by Ron Perholtz to approve the September 14, 2017 agenda. Seconded by David Huggins. All Members were in favor.

OLD BUSINESS:

Tennis Courts Revitalization: Town of Jupiter approval of the plan is in progress. Vendor proposals have been solicited and/or received. Total estimated cost of this project will be approximately \$80,000.

Playground: Basketball court resurfacing has been completed and Merry-Go-Round installed.

Planters Next to Office: Irrigation, electrical and planting has been finished and planters are complete

Tree Removal: Most of the trees that were identified have been removed. Only 6 trees left.

Carport Pole Repair: Several carports with rusted or broken support poles have been repaired. Fortunately this work was completed prior to the storms.

Horseshoe Pit: This is a professional design and is currently being installed by our maintenance staff.

Internet Conversion & Damage: Power surge caused by a lightning strike blew out 6 pedestals. This, along with a Comcast hard line that was cut by the boatyard, and other Comcast related cable cuts have been very costly to the community.

LED Billboard: Cables have been laid and in-place for the installation of the LED billboard at the entrance of Riverwalk.

Grant Request: Riverwalk was denied grant money to cover some of the sinkhole costs.

Pool 3 Roof Repairs: Repair has been deferred and tiles removed from the roof until after Hurricane Irma has passed.

NEW BUSINESS:

Hurricane Irma Post-Storm:

- Generally, damage to the community was relatively small. A screen enclosure damaged by tree, some of the wood fencing was blown down, boatyard shed door damaged, and tree debris throughout the community. Our lawn maintenance service will be cleaning up the debris at a cost of \$5000, but FEMA will remove it at no cost to the community.
- Homeowners are to contact Stephen Nagy with questions pertaining to any roofing that may have occurred to their units.
- Homeowners will be permitted to leave shutters and plywood on until November 1st.

Perimeter Wood Fence Discussion: This is the third time that wood fencing sections were knocked down and needed to be reinstalled after a storm. Fencing sections that have fallen down and have fencing sections behind them will be removed and used in other areas or stored for the future. There was further discussion about finishing the concrete wall around the Riverwalk community and will be continued at a later date.

Legal Status Update:

- Unit 6359-6 is still in a state of disrepair and owner has until the end of the month to complete all court ordered repairs or face going to jail.
- Ron Perholtz reported that attorney fees for unit 6143-2 are now in excess of \$40,000.

Tree Planting Request 6223-5: The Board agreed to approve two Christmas palms on the common area behind 6223-5

Unbudgeted Items: Ron discussed the numerous unbudgeted issues Riverwalk has had over the past year late included damage from power surges, internet lines that were cut throughout the community, denial by the Town of Jupiter to assist with grant money for the storm drain repairs, fence damage caused hurricane Irma.

Larry Slote: A motion was made by Ron Perholtz to pay Larry \$2500 for the additional work he has done around the community. David Huggins seconded the motion. All were in favor.

Fines for Board Discussion:

- 6254-7 Unleashed Dog: A \$100 fine will be recommended to the Fining Committee.
- 6288-1 Loose Dog (Third Offense): A \$100 fine will be recommended to the Fining Committee.
- 6175-3 Dogs Residing Over Maximum Limit: A \$100 fine (per animal) will be recommended to the Fining Committee.
- 6182-6 Removal of Common Area Items and Nuisance: A \$100 fine will be recommended to the Fining Committee.

Each of the above offences were discussed by the Board individually. Board unanimously approved all offences be forwarded to the Fining Committee.

ADJOURNMENT:

Motion was made by Ron Perholtz to adjourn the meeting at 9:30pm. Seconded by Stephen Nagy. All were in favor.