



**HOMEOWNERS' ASSOCIATION, INC.**

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**Board of Directors Meeting**

Thursday, August 27, 2020

7:00pm at Pool #2

The meeting was called to order with a quorum present by President Ron Perholtz at 7:03pm.

Board Members present at this meeting were President Ron Perholtz, Vice President David Huggins, Treasurer Pegeen Kilty, Secretary Cory Surface, and Director Chris Abbott. Valerie DeFalco and Gail Freese were also in attendance.

Ron Perholtz introduced Valerie DeFalco to the membership as Riverwalk's new Property Manager.

Member Discussion Procedure: Valerie DeFalco explained that Riverwalk will be implementing a new meeting procedure. We will be allowing the membership to speak on a specific topic for a maximum of 3 minutes.

Approval of the Agenda: Dave Huggins made a motion to approve the August 27, 2020 agenda. Seconded by Cory Surface. All were in favor.

Ron Perholtz made a motion to add a violation to the agenda. The violation would be to have a boat and trailer removed from the boat storage area for non-payment, no boat or trailer registration and no boat start-up. Seconded by Cory Surface. All were in favor.

**OLD BUSINESS:**

Approval of the Previous Board Meeting Minutes: Chris Abbott made a motion to approve the Board Meeting Minutes of July 23, 2020. Seconded by Dave Huggins. All were in favor.

Roofs: Thomas Curry reported on the roofing committee's progress to date and recommended that Riverwalk contract with a roofing consultant. Ron Perholtz made a motion to contract Joe Byrne, subject to approval of final negotiation. Dave Huggins seconded the motion. All were in favor.

Sinkholes: Valerie DeFalco reported that the sinkhole near 6270 has been repaired and we are working on repairing the sinkhole by the pond.

Gutter Cleaning: Ron Perholtz stated that there is nothing to report at this time. Riverwalk is still considering the option of gutter guards.

6143 Carport Damage Update: Valerie DeFalco spoke with the Amazon representative and they are still waiting for the metal to repair the carport. Repairs will be completed within 5-6 weeks.

Fabrication of New Storm Drain Gate near 6263 by Gator Welding: Gator Welding has been contacted and will be providing a quote.

Tennis Court Fountain and Playground Fence Permit: Cory Surface reported that he is still working on this project and that it should be completed in a few more weeks.

CenterState ICS (Insured Cash Sweep) “Rolling Deposit Account”: Valerie DeFalco stated she has been working with CenterState and paperwork is in process.

Pool 1- Fountain Blue: Wyant-Cortez & Cortez has sent a Letter of Demand to Fountain Blue for the cost of repairs.

Request to Replace Wood Border Fence Section with Brick: No update at this time. We are currently in the process of obtaining a survey to determine the property line.

### **NEW BUSINESS:**

Internet: The internet is permanently down. Riverwalk’s contract with Fibernet end 9/10/20. Cost of repair would be >\$5,000. Going forward, homeowner will need to find their own internet service provider.

FPL Pole Light Near Boatyard: FPL has been contacted and pole will be repaired within 10 days.

Social (Events) Committee: Roseanna Nappi volunteered to head this committee.

Covenant Modification: Ron Perholtz reported that Attorney Larry Cortez recently provided his response to the proposed changes to our Governing Documents. Upon review of his comments, we found several issues. Once the comments have been addressed, the documents will be sent out to the membership to get proxies for the covenant changes.

Valerie DeFalco stated that Professional Bank has offered Riverwalk a bank loan at a 3.6% interest rate with a 10 year term and up to 2 year draw period. She said that they would be willing to give Riverwalk the loan.

Pool 2 Hours of Operation: Ron Perholtz commented that the hours of operation for all pools are posted as dusk to dawn and that a liability issue may be caused if the pools are left open beyond the posted times. Valerie DeFalco will contact our insurance representative for clarification.

Board Meeting Monthly Dates/Times: Ron Perholtz stated that setting up specific dates for board meeting would be difficult and would not consider, at this time, because of board member scheduling issues.

Appointment of Roseanna Nappi to the Violation Committee: Ron Perholtz made the motion to approve Roseanna Nappi to the Violation Committee. Seconded by Dave Huggins. All were in favor.

Lights at Pool 1: Valerie DeFalco reported that she needed to follow-up on this issue.

### **VIOLATIONS:**

6262-3 Alsalous/Lin – Pet Waste: Ron Perholtz made a motion to fine the homeowner \$100 and forward to the Fining Committee. Seconded by Pegeen Kelty. All were in favor.

6359-1 Hooker – Removal from Boat Storage Area: Ron Perholtz made a motion to remove the boat and trailer from the Boat Storage Area. Dave Huggins Seconded the motion. All were in favor. Homeowner will be notified that the boat and trailer will towed if not removed within 15 days.