



**RIVERWALK HOMEOWNERS
ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
6285 Riverwalk Lane, Jupiter, FL 33458 at Pool #2
Thursday, July 01, 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 7:06pm.

Approval of Agenda - Items added to the agenda were: office staff, unauthorized property on common ground, removing the swing from a tree, Code Enforcement and request from 6279-6 to relocate recently installed dog station. Dave Huggins made a motion to approve the July 01, 2021 agenda and Thomas Curry seconded the motion. All in favor.

Old Business

- Board of Directors Meeting Procedures: Every resident has 3 minutes to speak on any topic, they must come to the front of the meeting so members and board can hear. The goal is to limit crosstalk, keep order and hold a more productive and informative board meeting.
- Approval of Previous Board Meeting Minutes: A motion was made by Chris Abbott to approve the June 03, 2021 board meeting minutes, seconded by Thomas Curry. All in Favor.
- Roofing Project Wrapping Up: Ron Perholtz suggested residents involved in the 2021 roofing project double check their gutters during rains. If any leaks notify the HOA office.
 - a) Screened Patios: review of screening concerns from last month's meeting. Owner of 6271-4 wanted to compliment Roberto from the maintenance team on the quality work he did on the screens and how great they look. Discussion about Roberto and his hard work in Riverwalk.
 - b) Attic Inspections: Remove flappers if not on dryer vent and replace with anti-rodent screen (as per contract), confirm that the flexible pipe is properly attached to attic ceiling/plywood. Dryer placement in Riverwalk is not consistent; therefore, where the dryer vents are located (1st OR 2nd floor exterior wall OR the attic) must be determined on a per unit basis due to the variance of where the dryer is located in each unit.
- Dock Pilings - Thomas motioned to approve the quote to repair dock 1; level and repair docks 2, 3 and 4. Dave seconded the motion. All in Favor. There are safety concerns on Dock 2; Valerie suggested closing Dock 2 until repaired. Dave Huggins made a motion to close Dock 2 until repaired; seconded by Chris Abbott. All in Favor.
- Fences: The sports court fence has a contract in place however there was misinformation regarding the need for a permit; and it was determined a permit would be required which was filed early June by the contractor. Other Fence quotes were presented and discussed. If a quote is within 10% of another quote and faster go with faster quote; if outside of 10% go with less expensive. Bid we have from June is the cap on price. Chris Abbott motioned to approve allowing management discretion if lower or faster bids received, seconded by Thomas Curry. All in Favor.

- **Building Address Signs:** Discussion was had as to the sample created and presented to the board. This sign was black and white on one piece of material for ease of current/future attachment and re-attachment. Lots more discussion amongst the board and residents about the look, proportions, how to attach (screws or glue), placement of (on/off batten strips and/or Hardie board) and code which requires 8" in height. Owner of 6183-8 is a firefighter by profession and discussed what is best when looking for an address during a call; well-lit black against light horizontal numbers are best when looking to locate an address quickly. Thomas Curry motioned to use horizontal placement, order numbers for building 6287 in 8" individual numbers, a set in black & white, 2 numbers in between batten strips to mount onto 6287; seconded by Dave Huggins. All in favor.
- **Boat Ramp:** Dave Huggins confirmed that the side close to the dock is much better and level. However, the other side is still very unlevel. Dave Huggins offered to put his trailer in at 10am during confirmed low tide tomorrow to see exactly where the hole/unevenness is. After identified the maintenance team will use remaining rock to level the unlevel side and hole.
- **Water Fountain at Sports Court:** All is complete and the water fountain is open and ready to enjoy by the community.
- **Boat Yard Space #4:** Husband of 6222-3 attended to discuss with the board. His FOB is not working; it was suggested to replace the battery. The Board agreed that if the boat was back in the space within one week then the space would not be terminated. 6303-2 wanted clarification on their placement on the boat yard wait list. The rules surrounding the boat yard wait list were discussed and clarified which can also be found online in Riverwalk's Rules & Regulations.

New Business

- **American Flagpole Proposals:** Quotes were presented and discussed by Head of the Beautification committee. Discussion was had as to where it would be placed near the office OR the Riverwalk main entrance, however it is unclear that is an option due to talks with potential vendors. Town of Jupiter did not confirm OR deny placement at the front is an issue; to determine permit must be submitted to Jupiter. Sharon Orsini motioned to table this item for now. Seconded by Dave Huggins. All in Favor.
- **Member Feedback on Pool 2 Updates –** Thomas Curry discussed updating Pool 2. Modernize Pool Area Slowly. Adding two awnings is an idea and updating the landscaping along the pool near the streets. 6359-7 suggests that the Riverwalk entrance landscaping be updated first. Ron brought up that the sports court was initially designed to have a tiki hut and a ping pong table. 6287-5 suggested a pass through between the pool and sports court with a tiki hut in between both for shade in both areas. Tiki hut not pursued years back because it needed additional approvals. Members and Board discussion was had at length. It was suggested to place additional umbrellas at Pool 2. Thomas made a motion to explore/continue/get cost of adjoining the sports court and pool with a gate and Tiki Hut; seconded by Sharon Orsini. All in Favor. The thought is to continue the tropical theme between the pool and sports court street side(s) at Pool 2. Sharon suggested since the bougainvillea look nice; to leave them in place. Replace the green screen along the pool, replace the dead bougainvillea at Pool 2. More discussion... Tropical landscaping Pool 2 is tabled for now.
- **Bougainvillea at Pool 3:** 6143-7 would like to remove ~dozen dying bougainvillea at Pool 3 for bonsai planting. Due to the growing season if they are transplanted it must be done now; by the end of July. Relocating any remaining lush/full bougainvillea to Pool 2. Roberto to move bougainvillea outside of Riverwalk time (on his own time) and Gary will pay him. Side note when transplanting you will have complete leaf drop for 6-8 weeks minimum. Dave Huggins motioned to transplant from pool 3 to pool 2. Purchase Arboricolas to be planted at Pool 3, add screen at Pool 2; Chris Abbott seconded. All in Favor.
- **Bay Window Replacement Request from Owner at 6214-8 Bay window:** Chris motioned to approve same style, color and specs required before approval. Consistent with all other windows. Request specs of window prior to final approval.
- **Low E Impact Windows:** Sample required by homeowner requesting. We want 3 different samples of a green hue impact windows. Get 3 samples with middle of the road pricing to keep in office for immediate Low E approval.

- **Holiday Lights:** Motion to disapprove holiday lights and not move forward. Owner 6183-4 suggested using white lights instead of colors during holidays.

Added Items to The Agenda

- **Staffing:** Hiring an assistant has been more difficult than anticipated. In light of that Morgan Perholtz was hired and is currently being paid by Ronald Perholtz for a month. At the end of a month it will be Valerie's decision if Morgan will be joining Riverwalk as an employee paid by Riverwalk. Currently, in Valerie's opinion, Morgan is doing a great job.
- **Visitor Passes:** Discussion.
- **Unauthorized Swing:** The HOA will be removing any and all items that are in the common areas. Board discussed and agreed we will continue to enforce that.
- **Code Enforcement:** James will be retiring at the end of next month. Thomas suggests that the contract between Riverwalk and the company be reviewed for terms of the contract as they may be in breach.
- **Relocating the dog station behind 6279:** Owner 6279-6 requests that the dog station be moved. Thomas Curry motioned to move dog station in between buildings 6271 and 6279; though NOT in between but farther back along the river and the dog trail where it will be utilized; seconded by Dave Huggins. All in Favor. The owner requesting will pay the nominal cost to relocate.

II. Violations

- 6383-1 Manno - Refuse Placed in Common Area & Not in a Container: Chris Abbott motioned to fine; seconded by Sharon Orsini. All in Favor.
- 6263-6 Doyle - Improperly Parked: Motion made to dismiss by Thomas Curry, Sharon Orsini seconded. All in Favor.
- 6254-8 Marquez - Refuse Placed in Common Area Too Early: Chris Abbott motioned to fine; seconded by Sharon Orsini. All in Favor.
- 6262-3 Alsalous - Dog Waste Not Picked Up & Health, Welfare, Safety and Welfare: Chris Abbott motioned to fine; seconded by Sharon Orsini. All in Favor.
- 6359-7 Burrell - Refuse Not in a Container: Owner present to discuss the violation. Dave Huggins makes a motion to dismiss the violation, seconded by Thomas Curry.
- 6375-2 Florida Davenport LLC: Nuisance in Community: Chris Abbott motioned to fine; seconded by Sharon Orsini. All in Favor.
- 6167-2 Kearns - Refuse Placed in Common Area Prior to Acceptable Day/Time & Refuse Not in a Container: Chris Abbott motioned to fine; seconded by Sharon Orsini. All in Favor.
- 6327-4 Hendricks – Refuse Container Left in Common Area: Chris Abbott motioned to fine; seconded by Sharon Orsini. All in Favor.

Open Discussion – Questions regarding parking and guest passes from 6359-7. Discussion. Approved lessee in Phase 1 of Riverwalk does not own a vehicle, therefore, he was given a guest pass because without registration in the lessee's name he is not entitled to a Riverwalk Decal. This situation mimics a similar request from 6170-4 and that owner was granted a 60-day perpetual guest pass.

Adjournment - Chris Abbott made a motion to adjourn at 9:16pm, seconded by Dave Huggins. All were in favor.