



**RIVERWALK HOMEOWNERS'  
ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
6285 Riverwalk Lane, Jupiter, FL 33458 at Pool #2  
Thursday, October 06, 2022 at 7:00p.m.**

**BOARD 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, Treasurer Thomas Curry and Director Sharon Orsini. Property Manager Valerie DeFalco was also in attendance.
- II. **Call to Order:** The meeting was called to order with a quorum present by President Ron Perholtz at 7:01p.m.
- III. **Approval of Agenda:** \*\*\*Items added: storage shed for sports court, re-stripping parking spaces quote, meeting to revise Rules & Regs. Sharon Orsini made a motion to approve the agenda with added items; seconded by Thomas Curry. All in favor.
- IV. **Old Business**
  - a. Board of Directors Meeting Procedures: Reviewed by Thomas Curry. New procedures voted in by Board last month. This meeting will follow a formal procedure. Members, please come to the meeting to speak on a topic. There is microphone/podium at the front for members to speak for 3 minutes, Robert's Rules of Order are being followed.
  - b. Approval of Previous Board Meeting Minutes: Chris Abbott made a motion to approve the previous board meeting minutes; seconded by Dave Huggins. All in favor.
  - c. 2022 Roofing Project: Contractor communicated that he may need more time than the negotiated date of 12-24-2022 (Riverwalk has a \$300 penalty per day in contract if not completed by negotiated date) due to Hurricane Ian. Employment/materials may become uncertain after last week's hurricane on the west coast. Good news is the shingles needed have been allocated and set aside for Riverwalk. Board discussed. At this time Riverwalk will not give permission to extend the contractor's timeline but may do so later in the project as it is progressing/coming to completion. Staging spaced for equipment was discussed; suggested to use land along the lake near the weir and avoid using SFWMD property. Board agreed that in order to get the project done quickly and hopefully before Christmas they would allow work on Saturdays & Sundays. Project still on track to commence by the end of October. The priority will be on the roofs that are due to be completed in 2022; they will be done first. Buildings originally scheduled for 2023 will be done last in the project to comply with Riverwalk's timeline. Christmas lights hung on a building to be re-roofed would be an obstacle during the project.
  - d. Underground Pipe/Box Repair at 6287-6: Reviewed in detail during previous board meetings. Quote was approved at last month's meeting. Contractor was scheduled for October 13; pushed back to October 20.
  - e. Patio Screens in Disrepair/Missing: Reminder to residents to please fix any screen panels (if they have a screened patio) that are damaged or missing. Buildings involved in the reroof will not be expected to correct their screens until after the roofing project is complete because there is a chance that screens may sustain damage during the roofing project. Clarified Riverwalk is not asking owners to install a screened patio.
- V. **New Business**
  - a. Property Manager's Update:

- i. Storm Last Week: No damage to Association property; just a lot of debris from vegetation. It took The Maintenance Team 4 days to finish debris cleanup in Riverwalk including a few small trees that came down with the storm. That was also the reason mowing did not happen on Saturday; there was still too much debris. The mowing was rescheduled to Thursday after debris clean up finished.
  - ii. Community Safety Inspection – In Progress: Property Manager and Maintenance Team walking property and identifying any areas that may be a trip and fall hazard. Will be visiting every one of the 49 buildings one at a time and repairing/replacing concrete.
  - iii. Umbrella Replacement for Pool 1 Received: ordered in June, just received last week. Same exact umbrella ordered 9 months ago cost 30% more when reordered recently.
  - iv. 2 x 4s Stolen from Kayak Rack: Odd event. The Maintenance Team replaced.
  - v. \*\*\*Added by Owner 6223-2: Blue recycling bin full of items needed to shower found at a dock; removed.
- b. Sidewalk: Quote received to repair sections of main asphalt sidewalk (damaged by canopy of oaks in most cases). Valerie DeFalco and Sharon Orsini had previously discussed using an alternative material (seen at a local Jupiter Park) which is some type of rubber. Board discussed, agreed that this should be explored before making a decision on asphalt. This may be a longer-term solution. Property Manager to research.
  - c. Sports Court Shed: Years ago, The HOA Office purchased the equipment needed for the different types of activities available on the sports court which was available to residents for “check out” during office hours. However, this does not seem to fit the days and times residents would be using the equipment (weekends, nights but office is closed). Property Manager suggests that this equipment be made more available for residents to enjoy. Currently researching getting a shed to store all the Sports Court Equipment which would be located on the sports court for convenience. Discussed that the shed should: have the same lock used at the pools, prefab, durable, secured down, hurricane rated, wood preferred, needs to withstand a lot of use. Board agreed do not skimp on price; get it done right.
  - d. Re-Striping Parking Spaces: A quote was received within \$100 of the cost to re-stripe 4 years ago. Thomas Curry motioned to approve the quote; seconded by Chris Abbott All in Favor.
  - e. Riverwalk Rules & Regulations Revision: Needs to be reviewed; a separate meeting will be held by the board to discuss/revise and meeting will be posted. Sidenote clarification of Parking in reserved space: this is required for overnight parking, not during the day.

## **VI. Violations**

- a. 6143-2 Ankudinov – Sign on Property to be Removed: Chris Abbott motioned to send to the fining committee for \$100 and require the sign removed within 7 days; if not complied with then begin to fine \$100 for each day the sign remains on the unit up to the maximum of \$1,000; seconded by Thomas Curry. All in favor.
- b. 6143-2 Ankudinov – Person(s) Living in Unit Unapproved: Much discussion amongst board. Motion made by Tomas Curry to send to the fining committee for \$100 fine and allow 7 days to comply by submitting an application to the office as this matter has been ongoing for ~1 year, if no compliance after 7 days the owner will be fined \$100 per day up to the maximum of \$1800 as stated in Governing Documents; seconded by Dave Huggins. All in favor.
- c. 6167-6 Addonizio - Vehicle Violation: Dave Huggins motioned to send to the fining committee for a proposed \$100 fine; seconded by Chris Abbott. All in Favor.
- d. 6198-6 Karlsen – Falsified Visitor’s Pass: Chris Abbott motioned to send to the fining committee for a proposed \$100 fine; seconded by Sharon Orsini. All in Favor.

- e. 6206-6 Scappini – Vehicle Violation: Falsified Visitor’s Pass: Owner here to discuss. Sharon Orsini motioned to send to the fining committee for a proposed \$100 fine; seconded by Dave Huggins. All in Favor.
- f. 6206-6 Scappini – Falsified Visitor’s Pass: Owner here to discuss. Discussed that the visitor pass given cannot be falsified; another pass can be issued from the office if needed. Sharon Orsini motioned to send to the fining committee for a proposed \$100 fine; seconded by Dave Huggins. All in Favor.
- g. 6214-4 Serino – Unresolved Estoppel Violation(s): Motion made by Dave Huggins to send to the fining committee for \$100 and owner has 7 days to comply with letter to correct violations; if no compliance after 7 days a fine of \$100 per day up to the maximum of \$1000 will be levied and this matter will be heard again by the Board at the next Board Meeting; seconded by Thomas Curry. All in favor.
- h. 6215-7 Chase – RV Parked Overnight (2 Violations): Dave Huggins motioned to send to the fining committee; seconded by Chris Abbott. All in favor.
- i. 6239-4 Greenling – Unsightly Unit Items: Owner present to discuss. Currently only a screened patio or shrubbery is approved to be above the fence height. Motion to wave the violation made by Thomas Curry, seconded Dave Huggins. All in Favor. Owner still looking to create privacy on her patio; board agreed the solution is shrubbery. This was agreed to discuss again in the future.
- j. 6254-2 Davis – Unresolved Estoppel Violations: Board discussed. Motion made by Dave Huggins to send to the fining committee for \$100 and owner has 7 days to comply with letter to correct violations; if no compliance after 7 days a fine of \$100 per day up to the maximum of \$1000 and this matter will be heard again by the Board at the next Board Meeting; seconded by Sharon Orsini. All in favor.
- k. 6303-6 Bailey – Sign on Property to be Removed: Owner present to discuss. Much discussion. Owner has removed the sign from the front and relocated the same sign to the back of his property but refuses to remove the sign. Owner discussed that there are additional signs on units however did not want to provide details as to which units. Board Members requested that Property Manager re-visit all units to determine if additional sign violations exist and take corrective action. Dave Huggins motioned to send to the fining committee for a proposed \$100 fine; seconded by Sharon Orsini. All in Favor except Thomas Curry.
- l. 6375-6 Krol – Fraudulent Parking Pass: Chris Abbott motioned to send to the fining committee for a proposed \$100 fine; seconded by Dave Huggins. All in favor.
- m. 6375-6 Krol - Vehicle Violation: Chris Abbott motioned to send to the fining committee for a proposed \$100 fine; seconded by Dave Huggins. All in favor.

**VII. Open Discussion:**

- a. Owner present to discuss a letter she received last month to change the unit address sign as it does not comply architecturally. Owner discussed her concerns regarding lighting (which her current sign provides) needed by her family. Dave Huggins offered to come to her home and evaluate the sign and options to replace with correct sign and address her lighting concerns.
- b. Fining Committee: Board discussed and agreed that members of the fining committee should also be members who regularly attend The Board Meetings and are aware of the details surrounding the proposed fines and why the board motions to send to the fining committee. Corey Surface was asked to join the committee since he regularly attends board meetings. Motion made by Dave Huggins to appoint Corey Surface to the fining committee pending Corey’s acceptance; seconded by Sharon Orsini. All in favor.

**VIII. Adjournment:** Dave Huggins motioned to adjourn at 8:20p.m.; seconded by Sharon Orsini. All in favor.

MINUTES APPROVED CHRIS ABBOTT 11/3/22  
CA