



**RIVERWALK HOMEOWNERS'  
ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
6285 Riverwalk Lane, Jupiter, FL 33458 at Pool #2  
Thursday, February 02, 2023 at 7:00p.m.**

**MEETING MINUTES**

- I. **Determination of Board Quorum:** Quorum achieved. Board members present at this meeting were President Ron Perholtz, Secretary Chris Abbott, Treasurer Thomas Curry and Director Sharon Orsini. Property Manager Valerie DeFalco was also in attendance. Vice President Dave Huggins was part of the meeting via telephone.
- 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: Many residents here to discuss fence light violations; move fence light violations ahead. Review financials under prop mngr report. Sharon Orsini made a motion to approve the agenda; seconded by Thomas Curry. All in favor.
- IV. **Old Business**
  - a. Board of Directors Meeting Procedures: Thomas Curry reviewed. Thank you to Officer Rhodes for joining us from Town of Jupiter Police Dept.
  - b. Approval of Previous Board Meeting Minutes: Chris Abbott made a motion to approve the agenda; seconded by Thomas Curry. All in favor.  
**\*\*\* Fence Light Violations: moved ahead on agenda & discussed here. See Item VI.**
  - c. 2022 Roofing Project: Updates. Roofing remaining punch outs and final walk through completed. Fascia painting completed, walk through complete with the exception of 2 buildings. Gutters still heavily in process. Discussion regarding downspouts/color of/leaving white.
  - d. Sports Court Equipment Storage: Much discussion amongst Board. Chris made a motion to purchase a box or build a box for the sports court equipment up to \$1500; seconded by Thomas Curry. All in favor.
  - e. Underground Pipe/Box Repair at 6287-6: Ron Perholtz reviewed. Completed. Project kept getting postponed due to water table too high then concrete shipment from company had to be scheduled 30 days ahead.
- V. **New Business**
  - a. Fining Committee: Concern is that the residents that do not show up should be fined. what Showing up is part of any due process . For example, court. If you have 2 opportunities to cure, you do not show then you are assumed guilty. Fining Committee has an obligation just like the Board to enforce the rules. Much discussion.
  - b. Pool 2: Geothermal discussion. Thomas Curry suggested deferring any expensive repairs to the pool heaters until more comprehensive research is done on the best solution. Thomas will be involved in this project and help run numbers, projections, etc.

c. Annual Meeting: Chris Abbott motioned to hold the annual meeting on Thursday, Feb. 23; seconded by Thomas Curry. All in favor. Discussed accounting dept taking over financials, will complete by the end of the month.

d. Property Manager's Update: The Maintenance Team is working on a "wet check" looking at all irrigation, correcting pipes, fixing leaks, replacing heads, adjusting sprinklers heads, etc. Concrete & Asphalt Repair quotes coming through. Audit is currently in progress.

**Front Fence Light Violations:** 40 violations in total. Consumer reports states that lighting is (best) defense. Your light vs. neighbors light shining on vehicle parking (i.e. not all owner spaces are directly in front of the unit so if all residents keep light on it ensures all vehicles/area is lit. Thomas Curry also received a violation, recently purchased a dawn to dusk bulb, got his for \$6 on Amazon. Encouraged residents to purchase a dawn to dusk bulb, leave the light switch on and it works automatically. Sharon spoke also to allow more time for residents who may have encountered an electrical issue as she did. Dave spoke that a lot of work has been put into front fence light compliance and a lot of notice given. Ron spoke that the Board has an obligation to enforce the covenants. Much discussion. Residents also spoke on the matter. Motion made by Chris Abbott to dismiss all fence light violations issued currently and additional warnings will be given for one additional week then violations letters will be issued moving forward; seconded by Thomas Curry. All in favor with the exception of Dave Huggins.

- a. 6150-2 Abruzzo
- e. 6150-8 Vought
- f. 6151-3 Florida Davenport, LLC
- g. 6166-3 Jensen
- h. 6166-6 Gonzalez
- i. 6167-2 Kearns
- j. 6174-3 Barr
- k. 6175-3 Bradley
- l. 6182-2 Tegenova
- m. 6183-5 Smith
- n. 6183-7 Zaccagnini
- o. 6190-4 Florida Davenport, LLC
- p. 6198-4 Sasser
- q. 6198-6 Karlsen
- r. 6198-7 Aahi Enterprises, LLC
- s. 6199-3 Seymour
- t. 6206-6 Scappini
- u. 6222-3 DiCampli
- v. 6223-5 Downs
- w. 6230-1 Matchica
- x. 6238-3 Morales
- y. 6238-5 Cannon
- z. 6239-2 Lueders Property LLC
- aa. 6246-3 Henriksen
- bb. 6247-5 Credit Card Management Service

- cc. 6254-3 Russo
- dd. 6254-5 Miller
- ee. 6254-8 Marquez
- ff. 6262-1 Feuchter
- gg. 6262-3 Alsalous
- hh. 6270-2 Keim
- ii. 6271-2 Florida Davenport, LLC
- jj. 6295-4 Williams-Wells
- kk. 6303-3 Posset
- ll. 6311-4 Hartman
- mm. 6335-4 Gaines
- nn. 6351-2 Udgaonkar
- oo. 6359-4 Peritz
- pp. 6367-3 Groover
- qq. 6367-5 Capitelli

**VI. Violations**

- a. 6167-1 Perry - Trash Violation(s): Motion made by Chris Abbott to fine; seconded by Sharon Orsini. All in favor.
- b. 6167-5 Fritz - Trash Violation(s): Motion made by Chris Abbott to fine; seconded by Sharon Orsini. All in favor.
- c. 6183-5 Smith - Trash Violation(s): Motion made by Chris Abbott to fine; seconded by Sharon Orsini. All in favor.
- d. 6247-1 Durbin - Trash Violation(s): Motion made to dismiss by Thomas Curry; seconded by Chris Abbott. All in favor.

**VII. Open Discussion:** Owner 6167-3 wanted to clarify parking violations & procedure. Same owner has concerns regarding parking spots at her building. It was clarified that if two owners mutually decide to trade reserved spaces then that is fine by The HOA and not a violation.

**VIII. Adjournment:** Motion made by Sharon Orsini to adjourn at 8:47p.m.; seconded by Chris Abbott. All in Favor.

3/2/23 APPROVED

CHRIS ABBOTT SECRETARY

