



Riverwalk H.O.A.

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Street & Sidewalk Repairs



We have almost completed all of the necessary street & sidewalk repairs. THANKS FOR YOUR PATIENCE WHILE MANY SECTIONS OF STREET WERE CLOSED & PARKING SPACES BLOCKED. These repairs virtually eliminated all trip & fall hazards in Riverwalk and cleaned up the appearance of our streets.

Past Riverwalk Boards paid \$9.50 per square ft for street repairs. We were able to cut this cost about in half to \$5.50 a square ft. As you can see, at this rate the contractors we selected also did an exceptional job. Because of this bargain rate and great workmanship, we decided to make larger than planned street cuts to avoid our streets looking like patchwork quilts, as has been done in past. The total cost of this major project will be about \$100,000, which was in line with our projections discussed at previous Board meetings.

We are not proceeding ahead at this point to cover our concrete streets with asphalt. Our contractors have indicated that Asphalt may not adhere properly to the concrete and drainage issues may occur by raising the street level.



Tennis Court Re-Design



As anyone can see, our Tennis courts are in total disrepair with major cracks in the asphalt and slippery asphalt dust all over the courts. As mentioned by our insurance broker at recent Board meetings, these courts are becoming a major hazard/liability that needs to be repaired immediately. This repair will require the entire surface of the tennis courts to be patched then totally overlaid with a new coat of Asphalt. Netting, fencing and lighting will also need to be repaired and upgraded. The courts have not been properly maintained for 30 years.

On the back of this newsletter is the re-design of our Tennis courts to make maximum utilization of this area. Numerous sporting options including tennis, pickle ball, shuffle board, bocce ball, volleyball, badminton, handball/racquetball, punching speed bag, and ping pong are included in the redesign of this area. A horseshoe pit will also be added immediately outside of the existing tennis courts running along Riverwalk Lane in the grassy area next to the tennis court fence.

About 90% of the cost of this project will be patching then re-asphalting the entire fenced in area. This project is expected to cost \$60,000 to \$75,000. However, the budgeted savings for this project was only \$5,000 because it was planned that a clubhouse would be financed and built in this area. So, this project will require additional funding from regular assessment in 2018, as discussed in March 2017 and December 2016 newsletters. The exact cost of this project will not be known until bids are received and evaluated.



Tree Removal Progress



There are only about 10 trees left to remove. This project resulted in the removal of a total of about 100 damaging trees including coconut palms, live oaks and non-native trees. Once these remaining trees are removed and the street repair project is completed we will begin to re-landscape the parking fingers with foxtail palms and possibly some hearty shrubbery. Additional trees will also be planted by the lake.



Pool #3 Renovations



Pool # 3 has been completely renovated including a new deck, resurfacing the pool, installing new lights and cameras, installing a cold-water fountain, redoing the bathrooms and exterior wood that was rotted, etc.



Special Trash Pickup



We have received numerous complains about dumping furniture, rugs, appliances, etc on the common areas without **FIRST** scheduling a special trash pickup by calling (772) 546-7700. Anyone observed dumping any such refuse on the common areas without scheduling a special trash pickup will be sent to the fining committee.



Project Reports

Riverwalk Status Report



STATUS UPDATES

The Board's overall objective is to completely renovate Riverwalk at the lowest possible cost. Projects have also been undertaken to eliminate problems, such as the damaging trees that have wasted our money causing unnecessary repairs and liability. For last 20 years management has just put Band-Aids on maintenance issues, negatively affecting our property values and well-being. Our minimal investment in the internet has resulted in reliable, **free** high-speed internet access to everyone saving users hundreds of dollars per year.

The funding for these projects has come out of our savings for such projects. Except for the tennis court renovation costs, we are pretty much on target to avoid any significant increase in assessments. Some of these projects, such as the tree removal project will save us money in the long run by avoiding further street/ plumbing and irrigation problems, trip & fall liabilities and cut hurricane pruning costs.

