



**RIVERWALK HOMEOWNERS
ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
6285 Riverwalk Lane, Jupiter, FL 33458 at Pool #2
Thursday, March 03, 2022 at 7:00p.m.**

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 7:02p.m.
- III. Approval of Agenda:** *Items added: Architectural standards to old business and common ground to new business Thomas Curry made a motion to approve the March 03, 2022 agenda and Sharon Orsini seconded the motion. All in favor.
- IV. Old Business**
 - a. Board of Directors Meeting Procedures: Thomas Curry reviewed.
 - b. Approval of Annual Meeting Minutes: Motion to approve made by Chris Abbott; seconded by Thomas Curry. Reviewed that there were only 43 members present in person and by proxy therefore a quorum was not achieved and there was no election held.
 - c. Approval of Previous Board Meeting Minutes: Ron Perholtz spoke that the minutes have already been reviewed by The Board in advance of the meeting. Chris Abbott made a motion to approve the minutes; seconded by Sharon Orsini. All in Favor.
 - d. Weir: Importance of weir reviewed by Ron Perholtz. Thomas reviewed the quotes by both vendors. The main difference was that Shenandoah quoted full replacement of the weir; the other vendor proposed lining. Quotes prices were similar. Sharon Orsini motioned to go with Shenandoah; seconded by Chris Abbott. All in Favor. On this topic the board discussed and acknowledged that there are other areas of concern in Riverwalk regarding concrete depressions and that a plan was underway to properly assess those areas as they may be related to the storm drain as well.
 - e. Oak Tree at 6383-6 Removal: Ron Perholtz filed a suit against Jupiter that the Town, who says we are commercial property, and that Riverwalk is residential property and

should have the right to remove a tree and Riverwalk's right to remove trees. The Town of Jupiter has approved the removal of the oak at 6383-3.

- f. Dead/Dying Pine Trees (3) behind 6159 Removal: Update: The 3 trees have been removed. The Maintenance Team will remove the stumps in lieu of paying to stump grind.
- g. Adding A Hose Spicket/Lighting to Kayak Area/Boat Ramp: plan to take lighting and spicket to dock and use that line to also place at kayak area. Also add water to rinse kayak & boats.
- h. Vehicle Burglaries: Discussed to enforce requirements from Rules & Regs to enforce unit lighting requirements as police have discussed that good lighting helps deter crime. Sharon Orsini discussed that there are bulbs available that come on and off from dusk to dawn automatically as they have a photocell built into the bulbs. It was discussed that warning violation notices will be given if a unit is in non-compliance. Sharon Orsini reviewed that the goal is NOT to pass out violations but to benefit to the Riverwalk community due to the recent increased crime. A person was caught (Thank you to resident Tom Haworth in Phase 1) by the police; police came immediately and apprehended that person. Unfortunately, according to footage, The HOA believes that there were 2 different thieves, and it seems only one was caught. This information will be published in the next newsletter.
- i. ***Added Item - Architectural Standards: Document proposed to create clearer approval of items such as windows and doors to be posted on the website for ease and clarity when residents want to make changes. Sharon Orsini clarified this was discussed due to feedback regarding windows. Keeping a clear record of approvals available to homeowners so approved items more transparent is the goal. The Board has walked the community to notate currently installed windows/doors and is discussing these differences. Standardized document needed and posted to website for owners and anything outside of that document will need to be brought to The Board for approval.
- j. ***Added - Roofing: Thomas Curry next phase of the roofing project is officially underway. Will group 2022 & 2023 roofs in this year's project. Thomas Curry, Ron Perholtz and Valerie DeFalco met with our roofing consultant from the previous project in 2021. We are reviewing last year's project and adding a few minor items to ensure the project is even smoother than last year. The reroof schedule per building is posted on the website under the FAQ section. We anticipate choosing a contractor and report that at the May meeting. Reminder that gutter needed can be added at homeowner's request to The HOA Office at a pre-negotiated price. An owner may incur costs if wood replacement on their particular unit if it is required to replace to properly install the new roof.

V. **New Business**

POSTED 03-01-2022; edited 03-02-2022

- a. Safety Precautions: Lights on at Night/Cameras Strongly Encouraged: Sharon Orsini shared that her patio electricity was evaluated and there is an underlying issue she could not resolve. So, in lieu she purchased Photocell lights can be purchased; they come on and off automatically, they cost ~\$14. The HOA will begin enforcing this as it is in the governing docs and would assist with the burglaries and add a safety measure for the community; that is the goal. Much discussion between the board and the residents. 100 watts of illumination on the fence is acceptable (?). To be published in next newsletter and give on month prior to enforcement.
- b. Property Manager's Update
 1. Safety Inspection of Common Ground & Sidewalks Completed: There were many areas on the sidewalks and in the common areas (grass) noted that could present a trip hazard. The Maintenance Team corrected the sidewalks and filled any holes with dirt in the common areas. Owner 6270-3 noted there are a few additional hazards near her building; she will email those areas to the office for correction.
 2. Boat Ramp Pressure Washed During Low Tide: Feedback was taken from boat owners that the bottom of the boat ramp was extremely slippery due to mildew. The Maintenance Team pressure washed that area during low tide.
- c. 6174-2 Maloney – Request to Replace Front Door: Request approved.
- d. Common Ground: Need to bring uniformity back to Riverwalk in regard to common ground, esp as it pertains to the fence in front of units. Although it belongs to The HOA it was discussed that owners will be given time and notice prior to The HOA removing plants in front of the units. Some owners have taken great pride in changing the hedges and some have not. Was discussed that one type of hedge (green island ficus (can cause damage to the fence is not trimmed in the back (between the fence) so there will be space between the hedge and the front of the fences; which had not been done (unsure why) in years. The Maintenance Team did accomplish this last year with a new piece of equipment. Discussed that the units that are missing hedges, in poor shape or have changed The HOA hedges back to what they should be and uniform. Pictures will be taken of each unit.

VI. Violations

- a. 6158-3 O'Malley – Estoppel Violation(s) Unresolved: Dave Huggins made a motion to fine \$100; seconded by Chris Abbott. All in Favor.
- b. 6158-7 Puigbo/Herrera – Estoppel Violation(s) Unresolved: homeowner communicated with office; repairs in process. Board deferred.
- c. 6174-7 Wilson – Dog Unattended: Not the first time the homeowner has been fined for this. Chris Abbott made a motion to fine \$100; seconded by Dave Huggins. All in Favor.

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- d. 6214-4 Serino – Estoppel Violation(s) Unresolved: Dave Huggins made a motion to fine \$100; seconded by Sharon Orsini. All in Favor.
- e. 6230-4 Payne – Estoppel Violation(s) Unresolved: Owner communicated with office, all repairs made except one. Owner disagrees with remaining outstanding estoppel violation. Board agreed to defer; property manager will re-review matter.
- f. 6254-3 Russo – Items Added/Exterior Alterations of Common Ground: Owner present to discuss. Presented pictures to The Board and was discussed. Owner had heard from another resident that it would be fine to alter the front landscaping of her unit but had not checked with The HOA prior to doing so. This unit’s hedges were removed entirely. The HOA cannot allow defoliation by the residents that do not match. The area in question belongs to The HOA and it was compared to The HOA going into a homeowner’s patio and removing their property, which of course The HOA would never do because the property belongs to the homeowner. *Sidebar during this topic: Owner 6279-2 discussed that she has damages from the current hedge; the board had asked that photos be sent to the office for review. Sharon Orsini discussed that if these hedges are damaging The Board will consider an alternative. David Huggins discussed that if damage was happening The HOA would take care of the issue as long as it is made aware and this is the first time The HOA and Board are hearing of this matter. Zeroscape (Xeriscape) was briefly discussed and clarified which is planting native to Florida and does require additional irrigation. Thomas Curry asked that Owner 6279-2 bring a suggested plant to The Board for review. Dave Huggins asked Valerie DeFalco to review the situation at 6279-2 with landscaper involved. Dave Huggins made a motion to defer this matter; seconded by Sharon Orsini. All in Favor.
- g. 6263-2 Bonetti – Estoppel Violation(s) Unresolved: Owner present to discuss but only discussed the missing gate. The Board will take inventory of missing gates in Riverwalk and enforce replacement. The HOA will work to negotiate a bulk price (initial price from one vendor was \$1600 per gate) based on number of missing gates in Riverwalk. Matter deferred.
- h. 6263-3 Open Door Property Trust – Non-Neutral Window Treatments: Owner asked to remove; this will be left on the estoppel as the unit is still pending sale.
- i. 6263-3 Open Door Property Trust – Sign Posted on Unit Fence: The office notified the owner to remove signed and granted a week to do so. Not done. Dave Huggins made a motion to fine \$100; seconded by Sharon Orsini. All in Favor.
- j. 6263-7 Ungarten – Estoppel Violation(s): Owner communicative with office; awaiting permits. Deferred.
- k. 6279-7 Lynes – Estoppel Violation(s) Unresolved: Dave Huggins made a motion to waive fine; seconded by Chris Abbott. All in Favor.

VII. Code Enforcement Parking Violations

POSTED 03-01-2022; edited 03-02-2022

- a. 6150-3 Sossi - No Decal/Guest Pass letter dated 01-26-2022: Occupant was here to discuss. Sharon Orsini voted to dismiss the violation; seconded by Thomas Curry. All in Favor. However, it was noted the 4rth vehicle belonging to this property may not be parked in Riverwalk overnight. Asked if he may get a guest pass from his neighbor; request denied by The Board.
- b. 6150-3 Sossi - No Decal/Guest Pass letter dated 02-01-2022: See above.
- c. 6183-7 Zaccagnini - No Decal/Guest Pass: Owner present to discuss violation; discussed with Board. Thomas Curry motioned to dismiss; seconded by Dave Huggins.
- d. 6198-6 Karlsen - No Decal/Guest Pass: Dave Huggins made a motion to waive fine; seconded by Chris Abbott. All in Favor.
- e. 6206-6 Scappini - No Decal/Guest Pass: Dave Huggins made a motion to waive fine; seconded by Sharon Orsini. All in Favor.
- f. 6262-3 Alsalous - No Decal/Guest Pass: Dave Huggins made a motion to waive fine; seconded by Chris Abbott. All in Favor.
- g. 6327-6 Simms - No Decal/Guest Pass: Dave Huggins made a motion to fine \$100; seconded by Chris Abbott. All in Favor.
- h. 6359-6 Walters - No Decal/Guest Pass: Dave Huggins made a motion to fine \$100; seconded by Chris Abbott. All in Favor.
- i. 6375-6 Krol - No Decal/Guest Pass: Dave Huggins made a motion to fine \$100; seconded by Chris Abbott. All in Favor.

VIII. Open Discussion

- a. Owner 6303-6 requested to replace some of his windows using green/gray Lo-E impact windows because that will match to match his existing windows. Board approved.
- b. Owner 6279-2 brought a root of existing hedge as example and requested to replace hedges. Board denied request pending further research and discussion. Same owner discussed allowing her guest to bring a vehicle that is similar to a camper. Vehicle is a Dodge pro-master conversion van which is a “Class B”. The Board agreed they need to review this matter and get back to owner regarding this.
- c. Owner requested removal of a tree between units 5 & 6 at 6206 because it is blocking her entrance. Tree will be evaluated by property manager and appropriate action will be taken to correct.
- d. Owner present to discuss the playground and if it will be replaced anytime soon. The HOA has been discussing with vendors replacing the playground was not budgeted for this year. Owner 6183-5 has some experience with playgrounds and offered to help when project commences.

- IX. Adjournment: Dave Huggins** motioned to adjourn the meeting at 9:13 pm; seconded by Sharon Orsini. All in Favor.