



**RIVERWALK HOMEOWNERS'
ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
6285 Riverwalk Lane, Jupiter, FL 33458 at Pool #2
Thursday, June 02, 2022 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. Dave Huggins was not able to attend in person but was present by phone. 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 7:07p.m.
- III. Approval of Agenda:** ***Item added: pool 2 pumps. Chris Abbott made a motion to approve the agenda; seconded by Sharon Orsini. All in favor.
- IV. Old Business**
 - a. Board of Directors Meeting Procedures: Reviewed by Thomas Curry. More details in previous ~6 months of meetings.
 - b. Approval of Previous Board Meeting Minutes: Chris Abbott made a motion to approve the agenda; seconded by Sharon Orsini. All in favor.
 - c. Weir: The weir project is complete.
 - d. Annual Gutter Cleaning: Commenced yesterday; in progress.
 - e. Safety/Security -Turning on fence/patio lights at night, resident cameras: Reiterated that 100 watts in total required. The office will order dusk to dawn bulbs available for residents to buy. It was confirmed last month that Home Depot had no bulbs to sell at the Jupiter store.
 - f. 2022 Roofing Project: The sealed roof bids were opened today. The bids are ~ triple from the 2021 roofing project and all were within a few hundred thousand dollars of each other. Ron Perholtz drafted a preliminary plan to cover these unexpected price increases and used it to project the cost of all remaining roofs to be replaced. It would require a special assessment of \$2,000 in 2022 and dues increasing from \$660 per quarter to \$1,000 per quarter beginning in 2023. There was much discussion amongst the Board and residents.
- V. New Business**
 - a. Clarification of Sweep Account and FDIC Insurance: This was a concern from a resident at last month's meeting. The sweep account funds are split up between 5 different banks, so no bank holds more than \$250,000 of Riverwalk's money. This is shown clearly on a statement received by Promontory who is the vendor managing the ICS Sweep account.
 - b. Community Wide Rodent Control: discussed what the current service is which does not cover all of the community. The idea was to extend coverage for all of the community however in light of today's bad news re the roofing project Chris Abbott motioned to terminate the current contract; seconded by Sharon Orsini. All in favor. If rodent control is needed residents will need to contract a company separately.

- c. Property Manager's Update:
 - 1. Towing Signs – 2 Replaced near Buildings 6222 & 6375
 - 2. Palm Trees Leaning at Dock 1 Removed
 - 3. Seed Pods Removed from Areca Palms along Riverwalk Entrance: removed by Maintenance Team.
 - 4. Pool 1 – Locks & Pool Lights Repaired
 - 5. ***added to agenda: Pool 2 pumps failed; will be repaired.

VI. Violations

- a. 6222-2 Henry – Vehicle Violation (manner of parking) / Health, Safety, Welfare / Nuisance in the Community: Board discussed. Sharon Orsini motioned to fine; seconded by Chris Abbott. All in favor.
- b. 6279-2 Noel – Exterior Alterations of Common Ground: Owner present to discuss. Board discussed. Motion made by Dave Huggins to send to the fining committee for a total of \$622 which includes a \$100 fine and the cost to replace the plants like to like; seconded by Sharon Orsini. All in favor except for Thomas Curry who voted no.
- c. 6359-1 Ducar – Refuse Placed in Common Area without Garbage Container: Occupant present to discuss. Says contractor who he hired placed garbage there. Thomas motioned to dismiss; seconded by Sharon Orsini. All in favor.

VII. Code Enforcement Parking Violations

- a. 6183-5 Smith - No Decal/Visitor Pass: Motion made my Sharon Orsini to fine; seconded by Thomas Curry. All in favor.
- b. 6198-6 Karlsen - No Decal/Visitor Pass for Hyundai: Motion made my Sharon Orsini to fine; seconded by Thomas Curry. All in favor.
- c. 6198-6 Karlsen - No Decal/Visitor Pass for Ford Motion made my Sharon Orsini to fine; seconded by Thomas Curry. All in favor.

VIII. Open Discussion: none presented.

- IX. Adjournment:** Ron Perholtz motioned to adjourn at 8:14p.m.; seconded by Sharon Orsini. All in favor.