



**RIVERWALK HOMEOWNERS
ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
6285 Riverwalk Lane, Jupiter, FL 33458 at Pool #2
Thursday, June 03, 2021 at 7:00pm**

MEETING MINUTES

Determination of Board Quorum- Quorum achieved, Board members present at this meeting were President Ron Perholtz, Secretary Chris Abbott and Director Sharon Orsini. Property Manager Valerie DeFalco was also in attendance.

Call to Order- The meeting was called to order with a quorum present by President Ron Perholtz at 7:01pm.

Approval of Agenda- Items added to the agenda were moving forward the violation for 6359-4 due to owner time constraints, annexing from Jupiter and a request from the owners of 6311-6 to make additions to the back patio. Chris Abbot made a motion to approve the June 03, 2021 agenda and Sharon Orsini seconded the motion. All in favor.

Old Business

- Approval of Previous Board Meeting Minutes: A motion was made by Sharon Orsini to approve the May 06, 2021 Board Meeting minutes, seconded by Chris Abbott. All were in favor.
- Roofing Project Wrapping Up: Ron commended Jeff Albert Roofing for a great job however a few items will need to be confirmed which are 1. the proper vent covering is in place for each flexible venting pipe (damper OR anti rodent screen) and 2. to ensure proper placement of these pipes to the attic ceiling (plywood). Jeff Albert Roofing will perform an attic inspection in each unit involved in the roofing project. There was more discussion between residents and board members. Dampers on non-dryer vents do not pose any type of issue or problem; it is merely a preference and what was written in the roofing contract. On a side note a resident brought a glass bottle containing alcohol openly into the meeting, which is not allowed. Glass containers pose a very large issue should they break and pieces fall into the pool. In that case the entire pool would require draining and re-filling.
 - a) Screened Patios: Roberto began rescreening units affected by the roofing project and he is rescreening in the same order the roofing project followed. There are 13 units Roberto will have to skip until the screen framing is corrected. A few unique, unexpected issues arose with the new, larger gutters and some of the screen framing were attached (nailed) to the first story brow roof (attaching/nailing into the roof

compromises the roof system and voids the warranty). There are 13 specific units affected. A professional screening company was hired to correct these issues however they were booked many weeks in advance. This work is expected to start by mid-July to properly correct the issues.

- Dock Piling Proposals: no additional proposals, confirmed that concrete will be poured into the snap jackets. Waiting for the vendor to assess if the unevenness can be corrected with snap jackets or will it present an issue if the piling needs to be replaced. A motion was made by Sharon Orsini, seconded by Chris Abbott to move forward with understanding and getting a quote for what is needed to correct the unevenness of Dock 2. All in favor.
- HOA Dues – mail to address on provided coupon: office is requesting owners to utilize the coupon and envelope provided with their quarterly statement and send via USPS mail which goes directly to our bank and is quickly and efficiently processed there. It was also suggested that owners can use their bank's bill pay service. CenterState Bank is merging with SouthState Bank; no banking information or mailing address has changed so far.
- Sinkhole Proposals: tabled, no new information.
- Fences: Tennis Court fence was supposed to start early June, however, chosen vendor said we would not need a permit; Valerie confirmed that is not accurate. Currently filing for a permit to begin the repairs. Valerie also confirmed permits will be required to replace Building 6288 fence and fence near 6230-1 because we are a commercial property. No permit will be needed to repair the boat yard west side fence that parallels W Cinquez Drive. Discussion about whether we are responsible for 6230-1 fence; need to interpret survey that may be for the area near 6230-1 to clarify whom the fence belongs to. Concerns were discussed that wood prices continue to escalate and we should move quickly on the wood fence proposal behind Building 6288; maintenance team can remove old fencing and dispose of which will save the HOA ~\$500. Chris Abbott motioned to proceed with the quote, seconded by Sharon Orsini. All in favor.

New Business

- Building Address Signs: Riverwalk is need of new address signs to comply with code. Instead of using individual numbers and installing each individual number, we are seeking quotes on a plaque, one piece of material to mount vs. four pieces. It was discussed if the new signs should be on both front peaks of buildings and even at the back of some buildings that face the street. Quotes were presented for discussion. Ron presented the purchase of a spindle to create our own sign as most of the obtained quotes for new address signs were quite costly. Valerie obtained a quote from the same company (Floridian Signs) that made the individual unit address signs to mimic the new building address signs. Discussion was had as to cost of products, the spindle and man hours vs. having the signs made. Motion to move forward with the quote from Floridian Signs, subject to viewing and approval of sample, was made by Sharon Orsini, seconded by Chris Abbott. All in favor. Note that the quote did not include the installation of the signs and due to the height they would need to be hung, our maintenance team would be unable to install the signs. Valerie will obtain quotes

for installation. There was discussion about how/where to place the signs. It was suggested to screw into batten strips; not hardie board.

- License Plate Recognition System: Discussion amongst residents and board. It was decided to table the issue.
- Boat Ramp: Reports were made by residents that there was a very unlevel area in the boat ramp and was affecting trailers pulling in and out; especially during low tide. During a few days of extremely low tide in May our maintenance team wore waders to locate the troublesome areas. Small pieces of concrete were used topped with Aggregate 57 to fill in the smaller gaps to correct the issue.
- Annexing from Jupiter: Ron suggests obtaining a legal opinion of annexing from Jupiter back into Palm Beach County. Concern and discussion amongst residents and that property values may be affected and the lack of quick police or fire support. It was suggested by Sharon Orsini to not spend money on the issue currently and table the item.
- Vacancies in the Boat Yard: Two boat yard spots have been empty since April 20, 2021 at minimum. This is not allowed as per the Boat Storage Agreement which states that the HOA will be notified if the space will be empty for more than 14 days. Board discussed sending letter that the owner is in violation and the HOA request details/documentation within a week or the boat space would be terminated. Another boat space remains empty as of February 2021, owner is delinquent in dues and board agreed to terminate that boat space. The boat yard is a coveted amenity; there are strict rules for Boat Yard Storage.
- Request by Owner of 6311-6 to make additions/changes to the patio: Valerie received an email with pictures and diagrams that the owner would like to add a small picket fence. Ron made a motion to deny the request due to it being inconsistent with the appearance in Riverwalk, seconded by Sharon Orsini. All in favor.

Violations

- 6359-4 Peritz - Bulk Garbage Left Out in Common Area- this was discussed just after the approval of previous board meeting minutes due to owner time constraints. The owner's tenants did not follow proper procedure related to bulk garbage pickup by placing a very large amount of garbage out on a Friday afternoon after bulk pickup had already occurred. However; owners are responsible for their tenants and guests. Property Manager alerted owner to situation; refuse was not removed until Wednesday. Matter was discussed amongst the Board. A motion was made by Sharon Orsini to dismiss the violation, seconded by Chris Abbott. All in favor.

Parking Violations

- 6375-6 Krol - No decal or visitor pass: Discussed amongst board. Chris motioned to send to fining committee, seconded by Sharon Orsini. All in favor.
- 6143-2 Ankudinov - No decal or visitor pass: Discussed amongst board. Sharon Orsini motioned to send to fining committee, seconded by Chris Abbott. It was noted that the unit will be fined again if this is repeated. Motion was made by Sharon Orsini that the vehicle

will continue to be fined up to the maximum amount if it continues to be in violation, seconded by Chris Abbott. All in favor.

Open Discussion

- Owner Roseanna Nappi continues to have concerns that the owners of a Palmerian are still not picking up dog waste; she asked that Valerie confirm this via another resident that Roseanna claims has also witnessed it after the violation was issued. The unit in question was sent a violation recently and appeared in front of the board at the May 6th BOD meeting to discuss the matter and assured the board this activity would cease. Valerie will follow up.
- Owner Pegeen Kelty inquired as to how much money the HOA has collected in violation fines. \$400 had been assessed through the end of March 2021; however, many more thousands of dollars in fines have been assessed since that time.
- Concerns still regarding dog feces; especially behind Buildings 6287 & 6279. Valerie confirmed violations for not picking up after your dog(s) would be pursued when reported but substantive proof is needed. It was also reiterated that a dog station would be installed soon behind Building 6279 where the buttonwoods were removed.
- Valerie reported that the efforts regarding refuse are showing results. The receptacles are being picked up by residents in a timely manner and rarely is there bulk garbage placed out improperly. Recently the property was surveyed for any receptacles left out the Wednesday morning after pick-up the day before; there were none. Riverwalk cleanliness & appearance are improving.
- Owner Joann Wiktorowicz requests to install Low E impact windows. Joann to send an email with specs and pictures of proposed windows she wants to install. Board discussed the issue of the Low E having different hues. This topic was discussed at length during a prior Board Meeting and at that time the understanding was Low E impact windows are not available in clear. The same appears to hold true currently. However, the concern is to preserve a uniform aesthetic appearance in Riverwalk. The Board previously approved the Low E windows installed at 6295-5 and it was discussed to use that “same hue” moving forward with other Low E impacts window requests. Kevlar benefits and the value of Impact windows was discussed amongst residents and the Board.
- Pool One was discussed, it had to be closed for a short time due equipment necessary to clean the pool that had to be custom fabricated. Valerie spoke with two other companies before finding a third company that could make the part required. All pools needed new disc filters. These parts were majorly delayed due to labor and materials shortages as a result of Covid. Pegeen Kelty said that some of the return jets at Pool One are not functioning; Valerie will speak with pool company we work with to diagnose the issue.
- Owner Claudia Fulton wanted to discuss that the new downspouts (part of gutter system) are white and unpainted. Previously, prior to the new roof, the gutters were painted the same color as the building. Claudia requests that her downspouts be painted. She does not think aesthetically it looks nice left white. It was discussed amongst residents and the Board. Chris

Abbott motioned to allow the unit owner to paint the vertical downspouts ONLY, not the gutter attached to fascia, to match the color of the building exactly, at the unit owner's cost, not the cost of the HOA; seconded by Sharon Orsini.

- Chris Abbott proposed considering the we have code enforcement 7 days a week, instead of 5 days a week. Ron disagreed with spending additional money, he proposed shorter hours and different days as a compromise to a full time 7 day per week code enforcer. Matter to be explored.
- Owner Tina Downs inquired as to why the HOA was spending money on an armed security guard present at the Board Meetings. It was clarified that this once a month service had been provided to us complimentary due to our longstanding relationship with our current company that Code Enforcement is employed by. Sharon Orsini further clarified that the armed security guard, Elliot, is present at all Board Meetings now due to an incident that occurred at a Board Meeting in which a tenant's boyfriend was aggressive and threatening. Elliot is a part of the Board Meetings for the safety of all, residents, Board members and management, present at the Board Meetings.

Adjournment- Chris Abbott made a motion to adjourn at 8:45pm., seconded by Sharon Orsini. All were in favor.