



**RIVERWALK
HOMEOWNERS'
ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
6285 Riverwalk Lane, Jupiter, FL 33458 at Pool #2
Thursday, November 2, 2023 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, and Secretary Chris Abbott. Treasurer Thomas Curry and Director Sharon Orsini were not present. Office Manager Ed Muquit was also in attendance.
- II. **Call to Order:** The meeting was called to order with a quorum present by President Ron Perholtz at 7:00 p.m.
- III. **Approval of Agenda:** Vice President Dave Huggins made a motion to approve the agenda; seconded by Secretary Chris Abbott. All in favor.
- IV. **Board of Directors Meeting Procedures:** Reviewed by President Ron Perholtz. This item has been reviewed at every meeting since July 2021. The meeting will be orderly and productive without interruptions. All members will have three minutes to speak on any item they choose.
- V. **Approval of Previous Board Meeting Minutes:** Chris Abbott made motion to approve. Dave Huggins seconded. all in favor
- VI. **Old Business**
 - a. Playground - Additional Equipment, Grading, Installation
 - i. Ordered additional equipment and waiting to grade the area. Once the equipment installation is completed borders and mulch will be added. Estimated completion date 1/1/2024
 - b. Office Management Software Upgrade
 - i. Purchasing Buildium and office plans to make it go live 1/01/2024
- VII. **New Business**
 - a. Security Systems – President Ron Perholtz has a financial interest in Federal Services Corporation, which has been providing security monitoring for the

HOA office for several years. Under new Florida Statutes this requires a vote to continue these services. A motion was made by Dave Huggins to allow Federal Services Corporation to continue providing security monitoring for Riverwalk. Seconded by Chris Abbott. All in favor and Motion passed by unanimous Board vote.

b. Pool Heater – Farrell Gas will install two heaters. Separate costs will be involved for the electrician and plumber. Chris Abbott made a motion to approve. Dave Huggins seconded. All in favor.

c. 2024 Proposed Budget – In order to Accelerate the roofing and complete all the roofs, dues will be increased to \$790 for 2024, and will reduce back down to \$710 the following year. The final budget meeting will be next board meeting to finalize number.

d. Budget Mailing, Meeting date to Review Proposed Budget – Dave Huggins made a motion to mail out proposed budget and Chris Abbott seconded. All in favor.

e. Meeting Date to Approved Budget – Dave Huggins made a motion to approve proposed budget at the next board meeting on 12/07/2023. Chris Abbott seconded the motion. All in favor.

f. 2024 Annual Meeting Date/Location – Dave Huggins made a motion to have the annual meeting on 02/22/2024. Chris Seconded. All in favor.

g. Asphalt Sidewalk Resurfacing – In the process of getting quotes for the resurfacing. The board has budgeted approximately \$50,000.

VIII. Violations

a. 6175-3 Bradley – Vehicle Violation – Unresolved – Referral to Board – Motorcycle no longer on property. Dave Huggins made a motion to waive. Chris Abbott seconded. All in favor.

b. 6175-3 Bradley – Trespassing – Chris Abbott made a motion to propose \$100 fine. Dave Huggins seconded. All in favor.

IX. Open Discussion – Getting flags for the entry; Assessing mangrove windowing for the future but due to complications with SFWM this is more problematic than usual.

X. Adjournment – Dave Huggins made a motion to adjourn. Chris Abbott seconded. All in favor. Adjournment achieved at 7:26 p.m.

11/2/23 APPROVED BY CHRIS ABBOTT
CA

RIVERWALK HOA SECRETARY