



HOMEOWNERS' ASSOCIATION, INC.

6285 Riverwalk Lane

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Board of Directors Meeting

Thursday, October 29, 2020

7:00pm at Pool #2

The meeting was called to order with a quorum present by President Ron Perholtz at 7:00pm.

Board members present at this meeting were President Ron Perholtz, Vice President Dave Huggins, Treasurer Pegeen Kelty, and Director Chris Abbott. Valerie DeFalco and Gail Freese were also in attendance.

Dave Huggins made a motion to approve the October 29, 2020 agenda. Chris Abbott seconded the motion. All were in favor.

OLD BUSINESS:

Dave Huggins made a motion to approve the minutes of 09/10/20, 09/29/20 and 10/20/20. Chris Abbott seconded the motion. All were in favor.

Sinkhole near Pond: Ron Perholtz and Valerie DeFalco have a meeting scheduled next Tuesday with a contractor.

Update of Pool 2 Lighting: Deferred: Pegeen Kelty will provide an update at the next Board meeting.

6143 Carport Damage: The Screen Shop, Inc., hired by Amazon, has completed the repairs.

Storm Drain Near 6263: Valerie reported that she is waiting for a quote from a potential supplier.

Social (Events) Committee Update: Deferred. The committee leader, Rosanna Nappi, was out of town and unable to provide an update.

Re-strapping of Pool Furniture: Valerie DeFalco stated she has a chair sample that has been re-strapped and would like to have about half of the existing furniture re-strapped instead of purchasing new.

Roofing Update: Ron Perholtz provided an update on the roofing project and made several comments.

- Electric or solar roof fans will not be included as an option and any existing fans will be eliminated.
- Screen panels will probably need to be removed for roofing access.
- In some cases, units with "super gutters", the entire structure may need to be removed.
- Any homeowner with a satellite dish will need to remove it from their roof before roofing begins. If the dish needs to be reattached, it must be relocated and attached to the siding (not the roof).

- Surface mounted roof flashing will to be put on top of existing flashing.

NEW BUSINESS:

Fence behind 6288: The fence in this area is in disrepair and needs to be replaced. Cost would be approximately \$2000. Ron Perholtz stated that we need to determine if this is Riverwalk's fence. Need survey.

Non-Resident use of Fishing Docks: A proposal was made by Dave Huggins to have "Riverwalk Residents and Guests Only" signs posted at the entrance to Riverwalk and on each of the docks. Seconded by Chris Abbott. All were in favor.

Proposed Regular Monthly Board Meeting: It was announced that regular a Board meeting will be held the first Thursday of each month beginning in December.

Riverwalk Office Working Environment: Ron Perholtz stated that the hostility to the property management staff has been incredible and will be turned over to the attorney if it continues. We need to protect the management staff, not abuse them!

VIOLATIONS:

- 6207-1 Pets Over Maximum Limit: Ron Perholtz made a motion to allow the resident 30 days to remove the pets. If the violation is not corrected within this timeframe, the homeowner will be fined \$100 per day, per dog, over the maximum pets allowed by the governing document and up to the maximum fine permitted by Florida statute. Motion seconded by Chris Abbott. All were in favor.
- 6167-2 No RW Decal or Guest Pass (Rental Vehicle): Ron Perholtz made a motion to forward to the Fining committee and fine the homeowner \$100. Seconded by Chris Abbott. All were in favor.
- 6215-6 No RW Decal of Guest Pass Ford F150: Ron Perholtz made a motion to forward to the Fining committee and fine the homeowner \$100. Seconded by Chris Abbott. All were in favor.
- 6215-6 No RW Decal or Guest Pass on Chevy Blazer: Ron Perholtz made a motion to forward to the Fining committee and fine the homeowner \$100. Seconded by Chris Abbott. All were in favor.
- 6262-3 Expired Plate on Toyota Camry: Ron Perholtz made a motion to forward to the Fining committee and fine the homeowner \$100. Seconded by Chris Abbott. All were in favor.
- 6262-4 Expired Plate on Mazda 6: Ron Perholtz made a motion to forward to the Fining committee and fine the homeowner \$100. Seconded by Chris Abbott. All were in favor.
- 6263-2 No RW Decal or Guest Pass on Honda Accord: Ron Perholtz made a motion to forward to the Fining committee and fine the homeowner \$100. Seconded by Chris Abbott. All were in favor.
- 6311-1 No RW Decal or Guest Pass on Mercedes: Ron Perholtz made a motion to forward to the Fining committee and fine the homeowner \$100. Seconded by Chris Abbott. All were in favor.

OPEN DISCUSSION:

- 6159-8 Penny Waugh was inquiring about putting security lighting around her house.
- 6238-1 Philip Sokolowski submitted a request asking to remove the existing plantings on the side of his unit and replace it with grass.

ADJOURNMENT:

Ron Perholtz made a motion to adjourn the meeting at 7:56. Chris Abbott seconded the motion. All were in favor.