



HOMEOWNERS' ASSOCIATION, INC.

6285 Riverwalk Lane

Jupiter, FL 33458

561-747-6209 Fax 561-747-6469

riverwalkhoa@comcast.net

www.riverwalkhoa.biz

Board Meeting
August 16, 2016
7:00pm at Pool #2

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

All Board Members were present at this meeting; President Ronald Perholtz, Vice President Stephen Nagy, Director Bob O'Brian, Secretary John McOwen and Director Austin Isherwood on speaker phone.

OLD BUSINESS:

Motion made by John McOwen to approve the Board Meeting Minutes of July 19, 2016. Motion passed unanimously.

Motion made by Ron Perholtz to approve Agenda. Motion passed unanimously.

Office Staffing Issues: Rick Lovell is no longer with Riverwalk. He was in an accident, lost a week of work and has only worked a few days in June. Rick admitted taking a \$1,600 internet cable meter that had disappeared. He was fired, a police report was filed and the meter was found in a pawn shop in Port St. Lucie. We are actively looking for a Property Manager to replace him.

We needed skilled cable repair support for Riverwalk's internet system to replace Rick. We found numerous highly qualified contractors for such support on Craig's List and have contracted with them to tune & document our entire cable system for \$4,500 and follow up support for any future internet failures.

Emergency Sink Hole Repair Contract:

Rear of Building 6231: South Florida Water Manager has given us a 30 day notice. Johnson-Davis' proposal was substantially lower than Hendry's Concrete. Tom from Johnson-Davis advised that we only needed to fix two joints which would lower the initial proposal by an additional \$4,100 (40%).

Middle of Riverwalk Lane Next to Lake: We contracted Johnson-Davis and costs are not to exceed \$24,000. (Total sink holes costs to date will be \$62,000, which was not budgeted at all for 2016.) All sink hole have been caused by cracked storm drains. Ron Perholtz made a motion to approve this expenditure. Stephen Nagy second the motion. Motion passed unanimously.

Rules & Regulation: Changes were reviewed at the last two Board Meeting and mailed to all Owners at the end July. They were also reviewed by the Riverwalk Attorneys and all suggested changes incorporated. Motion was made by Ron Perholtz to accept the new Rules & Regulation as written and mailed to each owner. Stephen Nagy seconded the motion. Motion passed unanimously.

Status of Internet Upgrade: Windstream has finally updated our incoming internet fiber line to 250mbs, which should have been updated in January 2016. Internet speeds are now at a constant 10mbs For all units and excess capacity is now available for residents who want to upgrade to 25mbs or 50mbs.

A billing credit of about \$3,000 is now pending from Windstream because they were billing us for a 250mbs fiber line through July 2016 but only giving us 100mbs since January 2016.

NEW BUSINESS:

Carport Painting: All steel carports are being pressure cleaned and painted. Aluminum carports will only have the steel structures painted because the Aluminum is glossy and in good condition. This project made good utilization of our maintenance employees and was approved by the Board prior to commencement.

Unit Inspections: All units being painted in the fall have been inspected. Rick left in the middle of the project and Jordan has picked up the slack. Follow-up letters have been sent out reinforcing that all repairs must be completed by the October 1st deadline or fines will be imposed. No Excuses!

Internet Maintenance: Larry Slote was located thru Craig's List and has been contracted to do a complete tuning and to document our entire system. Bruce, who resides in Riverwalk is assisting. Both will be on-call for any internet issues and has committed to respond within 24 hours.

Kayak Storage: Kayaks not registered with the Riverwalk Office will be removed.

Fines:

6198-6: Tenants boyfriend took her car and crashed into a tree just passed the boat ramp. Ron Perholtz made a motion to fine owner and tenant \$100 for damaging Riverwalk property. Stephen Nagy seconded the motion. Motion passed unanimously. This same tenant has had a car in disrepair parked by the Association's Office for months. Tenant was advised that the car will be towed on Friday, August 19, 2016, if not removed.

6254-8: Tractor has been parked by the property and repairs have taken months to complete. Ron Perholtz made motion to fine Fannie May Property \$2,000. Stephen Nagy seconded the motion. Motion passed unanimously.

Board Resignations: Austin Isherwood announced he is resigning from the Board. The reason Austin stated is that he is only a part time resident of Riverwalk and spends most of it in New York. Bob O'Brian also announced he was resigning from the Board. Bob will be moving to Virginia in October.

Board Nominations and Replacements: Ron Perholtz nominated Mike Staley and David Huggins to replace the resigning Board Members. Mike is CAM licensed and knowledgeable with the Florida statutes and David is a local businessman. John McOwen seconded the motion. Motion passed unanimously.

Civil Actions: The Association is pursuing civil cases for delinquent assessments against units 6238-3, 6383-1 and 6254-3 by the law firm Rosenbaum & Mollengarden. As indicated in prior Board meetings, foreclosures appear to be a waste of money because after the Association forecloses on a unit, the bank (holding a superior lien to us) can simply foreclose on the Association. As a result, any money spent in legal fees to foreclose or trying to repair/rent a foreclosed unit will be wasted when the bank forecloses on us.

Meeting adjourned at 7:58.

John McOwen, Secretary
Riverwalk Homeowners' Association