



**HOMEOWNERS' ASSOCIATION, INC.**

6285 Riverwalk Lane  
Jupiter, FL. 33458

**BOARD MEETING**

November 19, 2015  
7:00 P.M. Pool #2

The meeting was called to order by Board President Ronald Perholtz at 7:00 p.m. The monthly Board Meeting was held at Pool # 2.

Board Members present at the meeting were President Ronald Perholtz, Secretary John McOwen, Director Robert O'Brien, and Director Austin Isherwood. Absent Board Member was Vice President/Treasurer Carolann Wolfe. Staff present for Board Meeting was Property Manager Anthony Santaella and Administrative Assistant Jordan Nobile.

Motion made by Board President Ronald Perholtz to approve Board Meeting Minutes from October 8, 2015. Seconded by Secretary John McOwen. The motion passed unanimously.

Board President Ronald Perholtz went over 2016 Proposed Budget. Copies of the proposed budget and the 2014 Final Audit Report was handed out to each person in attendance.

The cancelled contract with DirecTV gave us enough money to fully fund our saving deficit by 2020 as indicated in a Saving Fund Analysis handed out to each person in attendance. The 2016 Proposed Budget includes tree removal funding.

For 2016 our independent CPA firm was changed to Lanter, Leonardo, and Levy which will save the Association \$500.00 and they will have the 2015 CPA Audit ready by Annual Meeting in February.

Delinquent collections are being moved to a company called SNAP. SNAP looks for out of the box solutions for collections and can get the Association more of their money back. This will also be cheaper than sending delinquent owners to Becker & Poliakoff.

Changing and consolidating bank accounts from Wells Fargo and BB&T to CenterState Bank was discussed. CenterState is more Association friendly and the Association will also get a free check scanner. President Ronald Perholtz made motion to transfer Association money from both Wells Fargo and BB&T banks to CenterState Bank accounts. Director Robert O'Brien seconded and the motion passed unanimously.

President Ronald Perholtz made motion for Property Manager Anthony Santaella to be one of the authorized check signers on the any new bank accounts with CenterState Bank. Secretary John McOwen seconded. The motion passed unanimously.

President Ronald Perholtz gave an internet update 20 out of 340 units have not had wall plates installed and the last day to schedule an appointment is the 18<sup>th</sup> of December and the last appointment day is the 19<sup>th</sup> of December. We currently have 150 active users.

President Ronald Perholtz gave an update on removing 51 live Oak trees from the parking lot fingers and the obstacles to such removal being created by the Town of Jupiter that is delaying us from getting the required

permit from the Town. All members in attendance were again polled for any objections to this tree removal project and no one had any objections. Situations were documented where pipes were now breaking under the foundations of homes, which is also believed to be caused by the Live Oak Tree roots. Other specific major plumbing line breaks, sewer line breaks, street cracks etc returning from the Live Oak Trees were also discussed.

The extensive Pool Lighting and Boat Storage lighting projects have been completed. This project was done to make those areas safer and to deter people from swimming late and to keep the Boat Storage area safe and secure from theft and vandalism. President Ronald Perholtz made a motion for a 30-50 amp green power charging station next to the Association office for rechargeable cars and Director Robert O'Brien seconded. The Board approved unanimously.

President Ronald Perholtz noted the purchase of new Association 2005 truck for \$5,000.00. The old Association's truck was in total disrepair was sold for \$1,500.00. There were no objections to this acquisition.

A Kayak Audit will start at in January 2016. Anyone with a kayak on the racks next to the Boat Ramp needs to fill out an agreement in the office and pay the current year and next year \$25 fees. President Ronald Perholtz made a motion to remove any Kayak from the storage rack who has not filed the necessary storage agreement and paid the fee for last year & this year by January 1, 2016. Director Robert O'Brien seconded the motion and the motion was unanimously approved.

After discussion, President Ronald Perholtz made motion to propose a \$200 fine to the fining committee for a resident (who was present at the meeting) for failing to pickup after his dog and for failure to keep his dog on a leash. Director Austin Isherwood seconded the motion and the motion was unanimously approved.

A discussion occurred related to the current occupant, who was present at the meeting, of space 41 in the Boat storage area. An email was sent to the Association by a member on August 25<sup>th</sup> complaining that the occupant of space 41 was not a current owner or tenant and his boat should have been removed from the Boat Storage area when he sold his unit in February 2011. A further review of this matter indicated the occupant produced documents to the office staff showing that he was an owner at the time he registered the Boat in July. However, based on the email received in August, a further investigation of the title to the property from a Palm Beach County records search indicated that he was not in fact an owner. When questioned on this at the meeting, the occupant of space 41 indicated he was a friend of the owner and was in the process of transferring title to the unit he was residing in to his name. On November 11, 2015, a letter was presented to Board Members and sent to the occupant requiring removal of his Boat by November 26, 2015. The occupant of this space objected to having his property removed from the Boat Yard, but could provide no factual proof not to be removed to the Board during the meeting. President Ronald Perholtz made a motion to re-affirm that current occupant of space 41 in the Boat Storage yard had until November 26, 2015 to remove his Boat/trailer and any other items stored in this space or the boat/trailer would towed out of the yard and anything other than the boat that remained in this space would be discarded and/or fines imposed. Director Austin Isherwood seconded the motion and the motion was unanimously approved.

President Ronald Perholtz made motion to re-propose a \$1,100 fine to the fining committee for a resident for failing to properly repair their unit with hardiboard. This fine was previously sent to the fining committee, but the resident was not properly notified prior to the fining committee meeting. Director Robert O'Brien seconded the motion and the motion was unanimously approved.

President Ronald Perholtz made motion to propose a \$9,000 fine to the fining committee for a unit owner by the Bank of America for failing to repair significant damage to their unit for over a year. The Property Manager had given the Bank 30 days notice to repair the unit but nothing was done. Director Robert O'Brien seconded the motion and the motion was unanimously approved.

President Ronald Perholtz clarified that the Association documents require interest at the maximum allowable rate for any balance due to the association that is over 15 days late and a late payment fee of \$28 for any balance that is over 30 days late.

Due to the (1) lack of available parking spaces in Riverwalk and (2) the fact that if everyone in Riverwalk had 2 parking spaces there would be only a total of 14 spaces left for guests, President Ronald Perholtz made a motion not issue more than 2 parking decals per unit regardless of the circumstances. Director Robert O'Brien seconded the motion and the motion was unanimously approved.

Director Robert O'Brien made a motion to check with the Jupiter police to see if they would enforce stop sign violations, if we upgraded our stop signs to the specifications required by law and to upgrade our stop signs if violation would be enforced by the Jupiter Police. Secretary John McOwen seconded. The motion passed unanimously.