



**RIVERWALK HOMEOWNERS
ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
6285 Riverwalk Lane, Jupiter, FL 33458 at Pool #2
Thursday, April 07, 2022 at 7:00p.m.**

MEETING MINUTES

- I. Determination of Board:** Quorum achieved; Board members present at this meeting were President Ron Perholtz, Vice President Dave Huggins, Treasurer Thomas Curry and Director Sharon Orsini. Secretary Chris Abbott was not able to attend. Property Manager Valerie DeFalco was also in attendance.
- II. Call to Order:** The meeting was called to order with a quorum present by President Ron Perholtz at 7:02p.m.
- III. Approval of Agenda:** *Item Added by Thomas Curry- Adding A Hose Spicket/Lighting to Kayak Area/Boat Ramp. Dave Huggins made a motion to add above item and approve the April 07, 2022 agenda; seconded by Thomas Curry. All in favor.
- IV. Old Business**
 - a. Board of Directors Meeting Procedures: Thomas Curry reviewed. All members have 3 minutes to speak, and the meeting will be orderly. Question was asked why there is a police officer present. Response by President Ron Perholtz that there was an attack on the property manager that was inappropriate at last month's meeting, and it won't happen again.
 - b. Approval of Previous Board Meeting Minutes: The Board has previously received and reviewed the March 03, 2022 minutes. Motion made by Sharon Orsini to approve the previous board meeting minutes; seconded by Thomas Curry. All in favor.
 - c. Weir: Thomas Curry reviewed. Shenandoah is currently procuring the new control (weir) structure. Rough date is end of April/early May. Please note digging will happen near a main 4 way stop on the main road. Cones will be added for safety when the project commences and other safety measures which Valerie DeFalco and Thomas Curry will review and plan will be put in place. Safety is a priority. Owner 6223-2 suggested utilizing a temporary speed bump due to current traffic concerns. Questions regarding the project from members. Clarification that the entire storm drainpipe is NOT being replaced. The weir is being replaced along with the pipe that runs from the weir to the lake (because it was galvanized metal). The rest of the storm drainpipes (from the weir to the river) need minor repairs, they are already RCP (concrete).
 - d. *Item Added - Adding A Hose Spicket/Lighting to Kayak Area/Boat Ramp: Dave Huggins has spearheaded this project and discussed. It will cost \$6500 to add a meter water. The alternate option is to take the water off of the existing line; need to route it under the road. He procured one solar light to test at the boat ramp & other docks (solar and marine grade aluminum). The project is ongoing. Running electrical will be very expensive. There is already a streetlight near

the boat ramp dock which provides a good amount of lighting currently but want to illuminate the dock pilings & area around also which the solar marine grade lights will accomplish.

V. **New Business**

- a. *Added: 6214-8 Kugelman – Request to Replace Front Door: Owner present to discuss. Board asked questions about door; discussed with owner. Brought to Board’s attention another similar door is present in the community. Sharon Orsini discussed that Riverwalk is in the midst of a unification project which she is spearheading in the office, which is a large undertaking. Sharon Orsini made a motion to approve the door only because it is for an end/corner unit (a side door) and NOT front facing; seconded by Dave Huggins. Owner requesting to replace front door also with something similar to approved side door. Board requests that information for front door be submitted to the office for review. Sidenote during this topic: Sharon Orsini discussed that many units have installed doors and windows without approval; residents, please bear with The HOA while this uniformity project is in process; a starting point is currently being created. Goal is to understand what is in the community and what is consistent/not consistent. Dave Huggins commented that unapproved items installed without permission will still be unapproved but may be grandfathered in.
- b. Property Manager’s Update:
 1. Pool 1 Vandalism – RESOLVED: Pool 1 women’s restroom was vandalized however with research these persons were caught and fined to pay for the time spent and damages done. Maintenance Team has repaired.
 2. Stump Grinding – In Progress. There were 15 stumps located in Riverwalk that were not previously removed years ago when many large/destructive oak trees were removed. The maintenance team has completed 9 stumps: work in progress.
 3. Storm Drainpipes: This item was reviewed in conversation during the weir item. A pipe was located in phase 1 where there was a depression in the concrete roadway. The road was removed by the maintenance team and 4 feet dug underneath to locate the issue. Shenandoah was involved in assessing the pipe and confirmed that the seals were breaking along the seam (where the pipes meet). The proper products were obtained, and the maintenance team did an excellent job repairing.
 4. *Added: Waste Mngmt – Cost savings & Credit Account: Discussed with Maintenance Team better utilization of dumpster. Vegetation will not be placed in it; vegetation will be placed out in the common area Mondays & Thursdays which is the day prior to Waste Management pick up. Dumpster pick up reduced by half and cost reduced by half. \$156 per month savings beginning last month. Board reviewed opening a credit account (simpler for The Maintenance Team when dumping) at the dump however it requires a \$1500 deposit that will not be returned until credit account closed. Currently petty cash is used for dump trips (due to very few trips to the dump) but more difficult to properly track expenses and now that dump visits will be increased due to concrete work it is important to properly account for expenses. Owner 6263-6 stated that very recently the dump

began accepting credit cards. The Board voted to proceed with using a credit card at the dump in lieu of placing \$1500 up as a deposit. to

- c. *Added: Annual Gutter Cleaning: Property manager requested using last year's vendor who was priced \$2000 below other 2 vendor quotes. Vendor requests 15% increase for this year as all costs have gone up. Ron asked that 2 photos from each building be provided showing large amounts of debris to justify the annual gutter cleaning. Dave Huggins motioned to approve last year's vendor quote at \$6900 with 2 additional buildings included and 2 photos from each building provided; seconded by Sharon Orsini. All in favor.
- d. Proposal to Repair Pool 2 Structural Crack: Valerie DeFalco had difficulty procuring other vendor's quotes; however, Pinch A Penny did visit Pool 2 and provided a quote. Pinch A Penny has done great work for Riverwalk in the past and corrected the disastrous situation created by Fountain Blue Pools ~ 2 years ago when they "repaired" Pool 1. Member in the audience commented that she also has worked with Pinch A Penny and believes them to be a great company as well. Property manager requests to move forward without additional quotes. Motion by Thomas Curry to proceed with the \$1500 quote from Pinch A Penny to repair Pool 2; seconded by Sharon Orsini. All in favor. Sidenote: Owner 6279-5 requested that pool lights fixed at same time; Valerie DeFalco responded the lights are in the works to be repaired within the next 2 weeks.
- e. Safety/Security -Turning on fence/patio lights at night, resident cameras: Urging residents to use cameras and requiring lights fence and patio lights be turned on from dusk to dawn; with the exception fence lights on end/corner units as they were not built with light on the fences. Owner 6263-6 suggests that we have security instead. Much discussion amongst Board and residents. Owner 6183-4 is CPED certified which is an accreditation that looks at safety measures when building/remodeling. She confirmed that lighting is the first measure looked at regarding safety and very important when designing/remodeling buildings. Board clarified that bulbs need to be a 100-watt equivalent, LED or not. Thomas Curry clarified that lightbulbs are rated in luminosity so a 100-watt "old school" tungsten & filament is comparable to 9-13, possibly 20 watts on the high side if using LED but will produce the same amount of light as an ordinary bulb. So, the LED bulb is less likely to overload or blow a fuse. Owner 6223-5 expressed privacy concerns regarding cameras mounted by residents and cameras installed by The HOA and that there are legal restrictions as to where cameras can be mounted by residents at their home. Board asked if resident had sound research/documentation and that it be presented to The Board or The Office. Believed that there is NO language regarding cameras in Riverwalks governing documents but will be researched.
- f. Landscaping/Common Ground: No changes are acceptable to common ground. The HOA will be replacing hedges as budget permits to return community uniformity. Focus will be on fertilization and irrigation first, then changing/correcting the hedges after. Much discussion amongst residents and board. Owner 6287-5 asked when; Valerie DeFalco assured and confirmed that plenty of notice & communication (via several different means) will be given to the community prior to any plants/hedges being removed/replaced in front of the unit fences. Owner 6279-2 expressed concern regarding green island ficus and possible damage. Valerie DeFalco has spoken to landscaper who has no concern regarding possible damages and not

seen any problems when using green island ficus, which is very common as a hedge. Research being done to confirm green island ficus is an appropriate hedge. Much discussion amongst owners; seemed to be a consensus that hedges/plants/lack thereof in front of units are extremely subjective; some people like, some people do not. Owner 6262-2 discussed that she has been given verbal approval years back to modify the ground in front of her home.

VI. Violations

- a. 6158-7 Puigbo/Herrera - Estoppel Violation(s) Unresolved: Owner communicated with office; repairs still underway. Deferred.
- b. 6254-3 Russo - Items Added/Exterior Alterations of Common Ground: Sharon Orsini made a motion to send to the fining committee for a proposed \$100 fine; seconded by Thomas Curry. All in favor.
- c. 6263-2 Bonetti - Estoppel Violation(s) Unresolved: Thomas Curry motioned to send to the fining committee for a proposed \$100 fine per outstanding estoppel violation which are currently two (fence cap and batten - \$200 in total proposed fine); seconded by Sharon Orsini . All in favor.
- d. 6391-2 Santiago - Refuse Placed in Common Area without a Garbage Container: The Board previously reviewed a certified letter received from the owner. Dave Huggins motioned to dismiss the violation with the understanding that refuse rules must be adhered to; seconded by Sharon Orsini. All in favor.

VII. Code Enforcement Parking Violations

- a. 6231-2 Goltz - No Decal/Visitor Pass – RESOLVED: dismissed.
- b. 6246-2 Zakai LLC - No Decal/Visitor Pass – RESOLVED: dismissed.
- c. 6327-4 Hendricks, Mezzapelle - No Decal/Visitor Pass – RESOLVED: dismissed.
- d. 6367-5 Capitelli - No Decal/Visitor Pass – RESOLVED: dismissed.

VIII. Open Discussion: Cats brought up in the community. There are cats (believed to be household cats, not feral) roaming Riverwalk which is not allowed. Cats should be kept inside. Residents may call Animal Care & Control if serious concerns; the same may be done if it pertains to a dog. The HOA will not get involved in trapping cats. Board asked that an email blast be sent reminding the community of the rules regarding pets and outside cats are not allowed.

IX. Adjournment: Dave Huggins motioned to adjourn at 8:30 p.m.; seconded by Sharon Orsini. All in Favor.