



**HOMEOWNERS' ASSOCIATION, INC.**

6285 Riverwalk Lane  
Jupiter, FL. 33458

**BOARD MEETING**

August 10, 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, Vice President/Treasurer Carolann Wolfe, Director Robert O'Brien and by conference call Secretary John McOwen. Board Member absent was Director Austin Isherwood. Staff present for Board Meeting was Administrative Assistant Jordan Nobile.

Approval of Minutes from July 09, 2015 were postponed due to the Ransom Virus that attacked the Riverwalk Homeowners' Association, Inc. office computers. Motion made by President Ronald Perholtz Seconded by Vice President/ Treasurer Carolann Wolfe. Board all in favor of approving the Minutes for July 09, 2015 to be postponed until the next Board Meeting.

Board unanimously approved the August 10, 2015 Meeting Agenda after adding agenda items: Oak Trees, Delinquencies, and Riverwalk Administrative/ Staff issues.

Board President Ronald Perholtz gave update on situation with Comcast not giving us a right of entry agreement and instead giving us a contract. Homeowners that have Comcast are responsible for Comcast damaging our lines. DirecTV cancelling premium contracts and not using the existing satellite dishes. The installation of the Riverwalk internet and that it is broken down into two parts first being the outside wires being done and certified and the second step being the installation of wall plate inside.

President Ronald Perholtz made a motion to abolish all Riverwalk Homeowners' Association, Inc. committees except for the Fining Committee Director Robert O'Brien seconded and the Board unanimously passed the motion to have all committees abolished except for the Fining Committee.

Board President Ronald Perholtz made motion, based on a letter send to each person assigned a space in the Boat Storage Area dated June 29, 2015, to terminate their Boat Storage Agreement and have them remove their boat/trailer and any other personal items from their Boat Storage space when the occupant of the space has not paid the required fee and/or supplied the required boat storage agreement and current registration for their boat and trailer by August 10, 2015. Seconded by Vice President/ Treasurer Carolann Wolfe. Board of Directors unanimously agreed.

List of sales and rentals to be posted in the office will be allowed. Motion made by President Ronald Perholtz and Seconded by Director Robert O'Brien. Board unanimously agreed.

Fining Committee Meeting will be held on August 17, 2015- Open issue Owner of 6254-7 sent letter to the Board of Directors concerning his unapproved tenant and that he would not be attending the Fining Committee Meeting. After the Board reviewed this letter and related background material in the file for 6254-7 related to this fine, Vice President/ Treasurer Carolann Wolfe made a motion to fine 6254-7 \$1,000.00 for the unapproved tenant and lack of a tenant lease and to keep the parking related violations at a fine of \$100.00. Seconded by

Director Robert O'Brien and Secretary John McOwen agreed, President Ronald Perholtz abstained from the vote.

President Ronald Perholtz went over a detailed handout to all members present discussing the merits related to the removal of all Live Oak Trees on the parking lot fingers. Two Board members have met with the Town of Jupiter on this issue. A motion was made by Mr. Perholtz to have all live Oak Trees on parking lot fingers removed in 2016, subject to approval by the Town of Jupiter. Seconded by Director Carolann Wolfe. Board unanimously agreed.

A discussion occurred related to any unit that is over 30 days delinquent in their Association's account that has a total balance due to the Association of over \$1,000. President Ronald Perholtz made a motion that for such accounts, the owner or tenant of such units will lose all privileges such as Riverwalk internet, Boat Storage, access to pools and tennis court, and be taken off of the Boat Storage Waiting list. Any delinquent unit owners will be given 30 days advance written notice of suspension of all privileges immediately upon their account balance exceeding \$1,000. In addition, no payment plans will be offered to any member with a delinquent balance due to the Association. Seconded by Director Carolann Wolfe. Board unanimously agreed.

Director Robert O'Brien stated that if anyone sees young kids in the pool to call the Non-emergency number for the Jupiter Police.

Administrative issues were discussed concerning the Ransom virus on the computers in the Riverwalk Homeowners' Association, Inc. office that encrypted all files and has shut down the office for the past several days and it may be another 1-2 weeks before the office regains normal operations.

Also, a discussion occurred about Roberto, the lead full time maintenance man employed by the Association, falling off a ladder and severely breaking his wrist.

Board Meeting Adjourned at 7:43 p.m.