



HOMEOWNERS' ASSOCIATION, INC.

6285 Riverwalk Lane

Jupiter, FL 33458

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www.riverwalkhoa.biz

Board Meeting

Thursday, October 4, 2018

7:00pm at Pool #2

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

Board Members present at this meeting were President Ronald Perholtz, Vice President Mike Staley, Secretary Cory Surface, Treasurer Pegeen Kelty and Director Dave Huggins. Also in attendance were Property Manager Jim Pike and Gail Freese.

OLD BUSINESS:

Motion made by Dave Huggins to approve the October 4, 2018 agenda. Seconded by Mike Staley. All Members were in favor.

Motion made by Pegeen Kelty to approve the August 23, 2018 minutes. Seconded by Mike Staley. All Members were in favor.

Legal Update:

- Fields and Bachove notified Riverwalk that they would not be representing Riverwalk any longer as our Attorney of Record. Jim Pike presented his recommendation to retain Wyant-Cortez and Cortez. Ron Perholtz made the motion to retain this firm. Pegeen Kelty seconded. All were in favor.
- 6359-6 has hired a General Contractor to repair the unit. The G.C. is currently working on it and has obtain the proper permits to repair the unit correctly.
- 6143-2 filed an appeal but did not file a transcript.

Tennis Court Revision: Because of the cost, the proposed racquetball court has been removed from the plans. The lighting has also been modified which will saves an additional \$12,000. Knight Electric and Sport Surfaces have been chosen to perform the work and Riverwalk will take on the General Contractor responsibility as the owner/builder.

Roof Replacement Cost Estimate and Budgeting: An analysis was performed on the cost of the roof replacements which is scheduled to begin in 2020. Roof costs are currently very high. The options suggested for making up the shortfall are: 1) Increase quarterly assessments to \$730 and begin reroofing on schedule in 2020, 2) Increase quarterly assessments to \$660 and begin reroofing in 2023, or 3) impose a special assessment. The majority of the membership attending the meeting were in favor of pushing reroofing replacement out in 2023.

NEW BUSINESS:

Town of Jupiter Meeting Regarding Permits: Ron Perholtz and Jim Pike met with the Town of Jupiter to discuss permitting. The following was clarified by the Town:

- If work is being performed on the unit, a permit must be pulled regardless of the amount i.e. <\$1000.
- Owners may pull their own permits but the Town requires them to sign a document that certified that they are the owner and that they take total responsibility for the work performed and that all inspections must be performed by the Town of Jupiter.
- The town of Jupiter stated that all Hardiboard used comply with the manufacturer's specified requirements.
- Plywood used MUST be 5/8"...Not 1/2".
- There are no exceptions as it pertains to the percentage of damage to siding that would not require a permit on the siding.

A motion was made by Ron Perholtz to allow homeowner to pull their own permits and provide the HOA Office with copies of the permits along with evidence that the permit was closed. Seconded by Dave Huggins. All were in favor.

6190-3 Boat Storage Space: Jim Pike reported to the board that the owner of unit 6190-3 has a boat in the Riverwalk storage area and has a balance \geq \$1000. Per the Boat Storage Agreement owner was notified by Riverwalk that he needed to remove his boat and trailer for this area. Ron Perholtz made a motion to notify the homeowner to pay or remove the boat. Dave Huggins seconded the motion. All were in favor.

Fines for Board Discussion:

Unit #	Description of Fine	Recommendation by Board	Motion		
			1 st	2 nd	All?
6167-5	Parking in wrong Space (Three Times)	Forward to the Fining Committee	RP	DH	All
6167-5	Defacing Common Area (Covering and blurring out parking space numbers)	Forward to the Fining Committee	RP	DH	All
6230-1	Repairs past 90 days not complete (Painting Door)	Forward to the Fining Committee	RP	DH	All
6231-1	Repairs past 90 days not complete (Fence Wall)	Forward to the Fining Committee	RP	DH	All
6231-2	Colored Curtains	Forward to the Fining Committee	RP	DH	All
6247-3	Repairs past 90 days not complete (Fence)	Forward to the Fining Committee	RP	DH	All
6247-4	Repairs past 90 days not complete (Screen)	Forward to the Fining Committee	RP	DH	All
6247-8	Repairs past 90 days not complete (Wall, Window, Fence)	Forward to the Fining Committee	RP	DH	All
6391-6	Unleased Dog	Forward to the Fining Committee	RP	DH	All
6391-6	Dog Waste Not Picked Up	Forward to the Fining Committee	RP	DH	All

OPEN FORUM:

Weed Killer: Ron Perholtz reported that the USDA was contacted by a resident as it pertains to their dog becoming ill as a result of these chemicals that are being used. Notice will be posted on the electronic sign whenever landscaper uses these chemicals.

ADJOURNMENT:

Motion was made by Cory Surface to adjourn the meeting at 8:05pm. Seconded by Dave Huggins. All were in favor.