



**RIVERWALK HOMEOWNERS'  
ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
6285 Riverwalk Lane, Jupiter, FL 33458 at Pool #2  
Thursday, November 03, 2022 at 7:00p.m.**

**MEETING MINUTES**

- I. **Determination of Board Quorum:** Quorum achieved; Board members present at this meeting were President Ron Perholtz, Secretary Chris Abbott, Treasurer Thomas Curry and Director Sharon Orsini. Dave Huggins 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 7:03p.m.
- III. **Approval of Agenda:** \*\*\*Items added: Christmas party, proposed budget meeting. Chris Abbott made a motion to approve the agenda with added items; seconded by Sharon Orsini. All in favor.
- IV. **Old Business**
  - a. Board of Directors Meeting Procedures: Reviewed by Thomas Curry. Rules are in an effort to have a productive, orderly meeting and open to feedback at the microphone stand.
  - b. Approval of Previous Board Meeting Minutes: Motion made by Chris Abbott to approve the previous Board Meeting minutes; seconded by Sharon Orsini. All in favor.
  - c. 2022 Roofing Project: Review by Property manager. Project commenced yesterday beginning in phase 1. Request by Thomas Curry to send weekly update to all of community. Trying to end roofing project prior to Christmas.
  - d. Underground Pipe/Box Repair at 6287-6: Discussed importance of storm drains and how they affect Riverwalk. Last month repair was set to commence, vendor was on property with heavy equipment and staff to begin. The water levels in the pipes were extremely high the day they were going to start, this was unanticipated. The project was rescheduled to the next soonest date that concrete could be delivered. Coming back November 15/16, concrete drop off Nov 17.
  - e. Patio Screens in Disrepair/Missing: Property Manager reviewed all screens on all buildings not involved in roofing project; sent violations letters with 90 days to cure to anyone that had screens missing, torn and hanging spline. The goal is to improve the look of community. Roofing project buildings will not be assessed until roofing is complete.
  - f. \*\*\*Added - Budget meeting: Scheduled to November 17<sup>th</sup>. Will be reviewed at this meeting, then mailed to owners and The Board will vote on the budget at the December 01, 2022 Board of Directors Meeting. Dues may go up due to 2 large factors: roofing increases & storm drain repairs. Riverwalk has never had a special assessment. The budget is always an estimate of future costs to hedge against special assessments.
  - g. \*\*\*Added - Christmas Party: Date discussed. Saturday vs. Sunday vote taken by a show of hands, Split vote among membership. Motion made by Thomas Curry to have the Riverwalk Christmas party on Saturday, December 03; seconded by Sharon Orsini. All in favor.
- V. **New Business**
  - a. Property Manager's Update:
    - i. Striping: Completed. Community assistance during projects that involve moving vehicles is imperative to complete successfully. Even though a lot of communication was sent did not receive as much community assistance as needed.

ii. Community Safety Inspection – In Progress

**VI. Violations**

- a. 6143-7 Haymond - Not Parked in Owner Space: Owner present to discuss. Motion to waive by Thomas Curry; seconded by Chris Abbott. All in favor.
- b. 6167-2 Kearns – Trash in Common Area: Motion to send to fining committee for a proposed \$100 fine made by Chris Abbott; seconded by Sharon Orsini. All in favor.
- c. 6167-5 Fritz – Remove Sign: Owner’s representative present to discuss. Motion to waive by Sharon Orsini; seconded by Chris Abbott. All in favor.
- d. 6223-5 Downs - Not Parked in Owner Space: Motion to send to fining committee for a proposed \$100 fine made by Sharon Orsini; seconded by Chris Abbott. All in favor.
- e. 6223-8 Liebsch - Not Parked in Owner Space: Owner present to discuss. Motion to waive by Thomas Curry; seconded by Sharon Orsini. All in favor. Sharon Orsini discussed the importance that owners use their reserved space overnight.
- f. 6231-6 Palmer – 1. Refuse placed in Common Area Without Container 2. Refuse placed in Common Area (too early): Owner present to discuss. Motion to waive by Chris Abbott; seconded by Thomas Curry. All in favor.
- g. 6247-1 Durbin - 1. Dog Waste not Picked up 2. Nuisance in the Community: Owner present to discuss. Motion to waive by Thomas Curry; seconded by Sharon Orsini. All in favor. Thomas Curry reviewed overnight parking procedures & maximum overnight vehicles.
- h. 6254-3 Russo – 1. Dog Unattended 2. Nuisance in the Community: Motion to send to fining committee for a proposed \$200 fine made by Sharon Orsini; seconded by Thomas Curry. All in favor.
- i. 6254-8 Marquez – Trash in Common Area (too early): Owner present to discuss. Motion to waive by Thomas Curry; seconded by Chris Abbott. All in favor.
- j. 6263-5 Hudson Homes Mngmt, LLC – 1. Violation – Unit Sign 2. Notice to Remove Sign: Motion to send to fining committee for a proposed \$200 fine made by Thomas Curry; seconded by Sharon Orsini. All in favor.
- k. 6263-6 Doyle - Not Parked in Owner Space: Owner present to discuss. Motion to waive by Sharon Orsini; seconded by Thomas Curry. All in favor.
- l. 6303-6 Bailey - Remove Sign: Motion to send to fining committee for \$100 per fine made by Thomas Curry; seconded by Sharon Orsini. All in favor.
- m. 6359-7 Martens – Person(s) Living in Unit Not Approved: Owner present to discuss. Motion by to fine \$100 made by Thomas Curry (and application submitted); seconded by Sharon Orsini. All in favor.
- n. 6375-6 Krol - Refuse not in Trash Can: Motion to send to fining committee for \$100 per fine made by Sharon Orsini; seconded by Thomas Curry. All in favor.

**VII. Open Discussion:** Owner present to discuss guest spots near her building not easy to read. Board agreed needs to be addressed and will be. Questions from another owner about registering a pet. Owner 6247-1 offered to replace at his cost the office flag as it is tattered. Very kind gesture, a new flag was just ordered Tuesday. Owner talking about launching her kayak from a place other than boat/dock ramp. Found a small cut out to launch, not a problem but no disturbing, cutting or trimming of the mangroves. That land does not belong to Riverwalk, it belongs to South FL Water Management and they can revoke that privilege at their discretion with misuse/neglect of the land/vegetation. Landscaper/hedges schedule discussed. Property manager to review terms and discuss if needed with landscaper. Owner 6223-8 discussed planting in an area that belongs to her as per property survey. Will coordinate with office.

**VIII. Adjournment:** Thomas Curry motioned to adjourn at 8:22p.m.; seconded by Chris Abbott. All in favor.

Approved: CHRIS ABBOTT SECRETARY 12/1/22  
