



HOMEOWNERS' ASSOCIATION, INC.

6285 Riverwalk Lane

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Board Meeting

Tuesday, February 25, 2020

7:30pm at Pool #2

The meeting was called to order with a quorum present by Board President Ronald Perholtz at 7:40pm.

Board Members present at this meeting were President Ronald Perholtz, Treasurer Pegeen Kelty, Secretary Cory Surface and Director David Huggins. Vice President Mike Staley was not in attendance. Jim Pike and Gail Freese were also in attendance.

OLD BUSINESS:

Motion was made by Dave Huggins to approve the February 25, 2020 agenda. Seconded by Pegeen Kelty. All Members were in favor.

Motion made by Pegeen Kelty to approve the January 30, 2020 minutes. Seconded by Cory Surface. All Members were in favor.

Legal Update:

6143-2 – Ron Perholtz and Jim Pike attended a deposition hearing last month. Ron stated that the homeowner refinanced the unit with Quicken Loans and intentionally provided them with inaccurate information.

6359-6 – Jim Pike reported he spoke with the attorney of the Guy-Wilson estate and that nothing can move forward until an Estate Executor has been appointed.

Hardwood and Palm Trimming: Three proposals were submitted and reviewed. Dave Huggins made a motion to accept Orange Trees proposal of \$22,780. Seconded by Pegeen Kelty. All were in favor.

NEW BUSINESS:

- a. Painting Contract: As requested at the last Board Meeting, Jim Pike obtained additional paint quotes. The Board expressed concerns that they had not had the opportunity to review the proposals and wanted to review them before making any decisions. The decision has been tabled and a Board Meeting will be scheduled for March 12, 2020 to vote on the project.
- b. Discussion to Replace Gray Cloud Paint Color: Replacement of the Gray Cloud paint color will be discussed, and a new color selected at the March 12th Board Meeting.
- c. End of Internet Service Contract: The membership was reminded that the internet will probably be discontinued later this year once the contract with Fibernet has ended. This is due to Riverwalk not being able to keep up with the advancement in technology and the direction of the internet going wireless.
- d. Discussion of Possible Governing Documents Amendments: Modification to Governing Documents was briefly discussed, as it pertains to extending the paint schedule to 8 years since the paint warranty was 8 years. The

membership was not in favor of this change and the discussion of any modifications to the Governing documents were dropped.

e. Fines for Board Discussion

- 6143-2 Two Unapproved Residents: Homeowner has refused to submit background check for individuals living in his unit. Board recommended a \$100 fine per person be imposed and homeowner advised to provide background check request forms. If homeowner refuses to provide this information within 14 days, a \$100 per day per unapproved resident fine will be imposed.
- 6143-2 Unauthorized Parking Decal Sticker: Homeowner taped an old faded sticker to a vehicle parked near his unit. Sticker was witnessed by Jim Pike. Board recommended an immediate \$400 fine for each day vehicle was parked on property. The unit owner will be fined an additional \$100 each time the vehicle is parked in Riverwalk with the invalid decal.
- 6167-5 Parking in Guest Space While Reserved Space is Empty (5X): Board recommended monitoring unit owners parking violations. If no other incidents are reported within 30 days, violations will be dismissed.
- 6183-5 Trespassing in Locked and Chained Pool Area, Jumping Over Pool Fence and Skateboarding in Pool: Video footage was recorded of a youth jumping over Pool 1 fence and skateboarding in the drained pool. Youth ran when Jim Pike and maintenance personnel approached on golf carts. Board recommended a \$100 fine per incident be imposed on unit owner.
- 6190-6 Repairs Not Completed Within 90 Days (Wall, Fence): Board recommended \$100 fine per item immediately after fining committee meeting. If repair is not completed within 30 days, an additional \$100 per item per day fine will be imposed up to the maximum allowed by Florida statute.
- 6190-8 Repairs Not Completed Within 90 Days (Screen, Wall): Board recommended \$100 fine per item immediately after fining committee meeting. If repair is not completed within 30 days, an additional \$100 per item per day fine will be imposed up to the maximum allowed by Florida statute.
- 6191-3 Repairs Not Completed Within 90 Days (Wall, Fence): Board recommended \$100 fine per item immediately after fining committee meeting. If repair is not completed within 30 days, an additional \$100 per item per day fine will be imposed up to the maximum allowed by Florida statute.
- 6191-4 Repairs Not Completed Within 90 Days (Fence): Board recommended \$100 fine immediately after fining committee meeting. If repair is not completed within 30 days, an additional \$100 per day fine will be imposed up to the maximum allowed by Florida statute.
- 6191-5 Repairs Not Completed Within 90 Days (Wall, Fence): Board recommended \$100 fine per item immediately after fining committee meeting. If repair is not completed within 30 days, an additional \$100 per item per day fine will be imposed up to the maximum allowed by Florida statute.
- 6207-1 Repairs Not Completed Within 90 Days (Screen): Board recommended \$100 fine immediately after fining committee meeting. If repair is not completed within 30 days, an additional \$100 per day fine will be imposed up to the maximum allowed by Florida statute.
- 6214-3 Dog Unleashed/Dog Attack: Several neighbors witnessed dog chasing other dogs. An email statement was submitted by a resident listing several incidents of this dog running loose and a photo was submitted by another resident whose dog was bit by the white dog. Board recommended a \$100 fine per incident.
- 6367-4 Dog Not Picked Up After: Riverwalk Admin. personnel witnessed dog defecating on grass near 6367 and resident walking away without picking it up. Board recommended \$100 fine be assessed.

ADJOURNMENT:

Dave Huggins made a motion to adjourn the meeting at 8:40pm. Seconded by Ron Perholtz. All were in favor.