



**RIVERWALK HOMEOWNERS
ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
6285 Riverwalk Lane, Jupiter, FL 33458 at Pool #2
Thursday, October 07, 2021 at 7:00pm**

MEETING MINUTES

Determination of Board Quorum: Quorum achieved, Board members present at this meeting were President Ron Perholtz, Vice President Dave Huggins (Dave had a prior commitment and had to leave at 7:54 p.m. just after Clusia behind 6288-7), Secretary Chris Abbott and Treasurer Thomas Curry. Director Sharon Orsini was not present. Property Manager Valerie DeFalco was also in attendance.

Call to Order: The meeting was called to order with a quorum present by President Ron Perholtz at 7:03p.m.

Approval of Agenda: Added Items: 6198-6 unapproved windows (under violations), Oak Tree at Building 6383, Three Pine Trees behind Building 6159, 6239-4 folding screens and Clusia behind 6288-7. Thomas Curry made a motion to approve the October 07, 2021 agenda and Dave Huggins seconded the motion. All in favor.

Old Business:

- **Approval of Previous Board Meeting Minutes:** A motion was made by Chris Abbott to approve the September 02, 2021 board meeting minutes; seconded by Dave Huggins. All in favor.
- **Board of Directors Meeting Procedures:** Reviewed by Thomas Curry.
- **Community Garden:** Polly Daugherty provided an update. Last Saturday the flower bed sealed cedar boxes were installed; seven Riverwalk residents and two board members participated. Pictures were shown to The Board. Another member is lending his personal trailer to pick up mulch. The Community Garden project is moving forward. The Community Garden Committee will create document(s) as to how it will be managed. There was discussion amongst the residents and board; positive comments.
- **Dock Pilings:** Docks two & three have been successfully completed. The two remaining docks should be completed within the next few months.
- **Building Address Signs:** Review of; still in progress. Ran into some issues with placement and some buildings need old numbers removed before placement of new building sign. Riverwalk saved money because many buildings' old numbers positioned perfectly to install new address sign directly over the old numbers (2 feet above brow roof centered with a few exceptions) which can be removed and corrected when painting

(new color scheme) is completed. Going this route saved money on install without compromising the placement of the new signs. However, many previously installed numbers were not in the correct position to place new building sign directly over. Therefore, those buildings will require removal of previously used numbers, possible slight repair, paint and then the new building sign install. Ronald Perholtz reviewed the importance of installing new signs: 1. fire code requires 8-inch numbers and 2. For ease of locating Riverwalk Buildings. The original quote included install ONLY; not removal, repair & paint. Thomas Curry motioned to approve the \$1200 quote for the additional work; seconded by Dave Huggins. All in Favor. Riverwalk will be supplying the paint.

- Entrance Sign Replaced: This was completed. It is brighter and gave Riverwalk more versatility. Issues sometimes with glare but working on solution. Some residents gave feedback that when wearing polarized glasses even more difficult to read. Ron Perholtz suggests to edit the contrast. Resident suggests larger font and shorter messages would work better. Try 2nd type of laminate that was purchased on the screen. Although the screen at certain times is dim there was significant savings by installing a standard TV.
- Weir: Received quotes back late today. Thomas Curry presented and discussed in depth. We have had better news than anticipated in regards to the storm drain system outfall (lake to river). Much Board discussion in regards to still needing assessment of weir to lake and next steps and reaching out to another company. Thomas and Valerie will continue to coordinate on this project.
- Fences: Discussion. Valerie is awaiting a phone call tomorrow to schedule install of three sections of fence. Sports Court had permitting issues. In the final step of permitting, will touch base with Town of Jupiter.

New Business:

- 6239-4 Greenling - Folding Screens on Back Patio: Privacy furniture on patio was present, over time broken/dilapidated, was asked to remove by HOA after receiving resident feedback that they were unsightly. Owner is wanting to replace for privacy on back patio (her family utilizes the back patio frequently) with something similar or possibly fake bushes. Comments from residents in audience that the previous screen is an eyesore and does not fit with look of Riverwalk. Owner says she will take up and put down after using if allowed to replace with something similar. Picture example shown to Board. Nothing voted upon.
- Code Enforcement Employee: Code Enforcer James worked in Riverwalk for many years and did a great job; James retired in July. Riverwalk is not happy with the recent price increase and service from security company we work with for code enforcement staffing. An in-house employee was hired in lieu of receiving staff from another company. He is doing an excellent job and was hired with desired credentials.
- Removal of Pine Tree Adjacent to 6375-1: Received a request from an owner to remove a very large tree extremely close to their home; Board requests a survey from owner.

- Stop Sign Near 6383 & 6303: Stop sign: Much discussion. This topic has been reviewed in the past. Evaluate removing additional shrubs/greenery. Do not add another stop sign.
- Clusia behind 6288-7: Dave Huggins discussed. Trim it to the height of the fence (square shape) motioned to approve by Chris Abbott; seconded by Thomas Curry. All in Favor.
- Termination of Boat Storage Space #41: Discussed by Board. Chris made a motion that one week from tomorrow will be given to complete 2021-2022 Annual Boat Storage or the space will be terminated on Monday October 18th and the vessel towed on Tuesday October 19th; seconded by Thomas. All in Favor.
- Termination of Boat Storage Space #45 #46: Discussed by Board. Chris made a motion that one week from tomorrow will be given to complete 2021-2022 Annual Boat Storage or the space will be terminated on Monday October 18th and the vessel towed on Tuesday October 19th; seconded by Thomas Curry All in Favor.
- Oak Tree Near Building 6383: Believed to have caused significant damage in concrete and owner 6383-5 very concerned about potential future damage. Board requested quotes to remove. The Maintenance Team may possess a stump grinder. If so use and exclude from the quote; if not ensure the quote includes stump grinding.
- Building 6159 Pines dying: Get more quotes for 3 dead pines. Add oak tree in as well with new company. Owner of 6327-3 speaking about tree behind home and branches raccoons are using to climb atop the brand-new roof. Include this in quote.

Violations

- 6198-6 Mercado – Windows Installed, Not Approved: Much discussion. The Board has taken action against similar situations. Fine will be proposed if no corrective action.
- 6143-2 Ankudinov – Person(s) Living in Unit Not Approved: Board discussed. Chris Abbott motioned to fine him the maximum fine of \$1,000; seconded by Thomas Curry. All in Favor.

Open Discussion: Roofs: Insurance guidelines becoming more stringent, getting more difficult and expensive for home owners to insure roofs over 15-years. Discussion amongst board about taking a loan to complete the entire community however discussed that the accelerated benefit may be passed to the owners receiving a roof ahead of the 20-year schedule (13 Buildings already waited the full 20 years to receive their new roof). This idea was preliminarily polled amongst residents at the Board meeting; residents present gave positive feedback. Much discussion amongst residents and Board. Reviewed a few cases previously when a several buildings incurred severe damage to roofs due to hurricane damage years back; some cost to replace paid by The HOA from roof reserve and some cost of replacing roofs early was disbursed amongst affected owners. Owner 6239-2 discussed with Thomas Curry to revisit the financials created by The Roofing Committee which Thomas Curry headed.

Adjournment: Chris Abbott made a motion to adjourn at 8:39 p.m., seconded by Thomas Curry. All in favor.