



HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
6285 Riverwalk Lane, Jupiter, FL 33458 Pool #2
Thursday, May 6, 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, Treasurer Thomas Curry, Secretary Chris Abbott and Director Sharon Orsini. Property Manager Valerie DeFalco was also in attendance. Owner Sietske Wood of 6311-1 was present with attorney Jaycee Peralta via Zoom and a professional transcriber in the audience.

Call to Order- The meeting was called to order with a quorum present by President Ron Perholtz at 7:04pm.

Approval of Agenda- Items added to the agenda were the sports court fence, fence behind building 6288 and the camera/fiber system. Chris Abbot made a motion to approve the May 6, 2021 agenda and Thomas Curry seconded the motion. All in favor.

Old Business

- Approval of Previous Board Meeting Minutes: A motion was made by Dave Huggins to approve the April 1, 2021 Board Meeting minutes, seconded by Sharon Orsini. All were in favor.
- Roofing Project Review: Major roof work is complete. New, larger gutters are in the process of being installed.
 - a) No Leaf Filters/Gutter Guards will be added: The HOA will not install gutter guards/leaf filters as they can be more problematic than helpful after conversations with the roofing company and the gutter company. The gutter is now larger, flow will be better gutter guards/leaf filters not necessary.
- Trash Cans & Recycling Bins Left Out Being Picked Up/Bulk Garbage Violations: The HOA is aggressively pursuing rules broken regarding refuse in an effort to preserve & enhance the appearance & cleanliness of Riverwalk.
- “Open Office Hours”: remain unchanged at this time
- Gutter Cleaning: Completed for all buildings not involved in the roofing project; those 13 buildings will receive brand new gutter.
- Sinkhole Proposals: Sinkhole proposals given are not apples to apples and range up to \$100,000. Thomas Curry recommended a conditioned assessment and that Riverwalk hire a professional licensed engineer to recommend the best path forward. Thomas Curry also recommended using small rock to fill the hole for now and for safety reasons, until a final solution is reached. There was discussion amongst the board to come to a temporary solution. Thomas Curry motioned to fill the hole with 57 aggregate, not to exceed \$500.00 and two cubic yards. The motion was seconded by Chris Abbott. All in favor

- 6311-1 Wood/Yebba – parking request: The board voted at the 04/01/2021 BOD meeting to to change the striping of the reserved parking space at the owner’s request to widen the space. However, that solution was not satisfactory according to the owner and so it was presented again to the Board at this meeting. Mrs. Wood requested the original line be placed back to where it was prior to the 04/01/2021 board meeting when it was approved. Changing the parking space dimensions opens up more challenges and the Board would not move forward with this. There was some discussion between Sietske Wood and her attorney. It should be noted that Ron Perholtz asked Mrs. Wood to confirm using an HOA diagram that the tenant’s boyfriend had been parking his vehicle to the east side of her reserved space #1 in the guest spot immediately next to the tenant’s vehicle to which Mrs. Wood did confirm. Then later revoked her comment. Chris Abbott motioned that the line not be changed and that the reserved space be moved to just west of the grassy area (“finger”). Seconded by Dave Huggins. All in Favor.

New Business

- Community Garden - The HOA will ultimately control the removal or placement of the community garden, but that it will be self-governing, not immediately influenced by the association. There was a lot of discussion amongst the board of directors and the residents. One resident Polly noted that she has worked with community gardens in the past. And it was a positive project, which brought the community and residents together. President Ronald Perholtz had doubts that we should create a community garden as it may become a limited common area. And the question remains if only some people contribute then who is entitled to use it? It was also discussed that there will be no involvement from the HOA office to manage the project or committee, and no money given from the association to fund the community garden. The committee will be formed of residents that will head and run the community garden. Sharon Orsini motion to give the space immediately south of the sports court and between Riverwalk Lane; currently where the horse shoes are. The horse shoes would need to be moved. Motion seconded by Chris Abbott. Ronald Perholtz was against this motion, all others in favor.
- Paint for Pool Houses: operational decision by HOA. Discussed painting all 3 pool house blue (called Smoke) as that seems to be the Riverwalk Community’s favorite color as per resident feedback. The painting will be done in house by the maintenance team.
- HOA Dues – mailed to coupon address: Asking residents to use provided envelope and coupon for quarterly dues.
- 6303-3 Reed – Brick pavers behind unit: tabled
- Shredding for Riverwalk Residents: tabled
- Common Ground and South Florida Water Management District’s (SFWMD) Right of Way (ROW) - The HOA has noted that walkways are being built outside of residents’ back patios, closest to the Loxahatchee River. And it is unclear at this time if that is common ground or SFWMD district’s property. In order to protect our boat ramp access Riverwalk needs to comply with SFWMD right of way and not build on any of their grounds. It was suggested to further discuss this matter with South Florida Water Management District, so that we understand the limits docks and get confirmation in writing. All Units will be inspected

regarding plantings/walkways on common ground and/or SFWMD property as clarification is received from SFWMD.

- Remove and replace Bougainvillea at Pool 3: tabled
- Dock Piling Proposals: After much discussion it was agreed that the HOA should clarify that all around docks who propose using Snap jackets around the pilings will also be pouring in concrete between the piling and the snap jacket. Thomas Curry motioned to move forward, seconded by Chris Abbott. All in favor. We also need to clarify that Dock two is repairable using snap jackets.
- Fence Behind Building 6288 - The fence directly located behind 6288 is also in disrepair due to age and the severe storm in April 2021. The board asked that fence quotes be retrieved from three contractors.
- Sports Court Fence - ask the sports court fence south east corner was severely damaged by a windstorm rainstorm in April 2021 Riverwalk received a proposal from *Keyed Up Fence* to repair it. It was motion by Dave Huggins to proceed and seconded by Sharon Orsini. All in favor.
- Cameras/Fiber: fiber. It was determined that the fiber put in place many months ago is not the best fiber for our camera system. We will be re-doing the fiber in single mode, and adding voice recording to the office. Dave Huggins approved this. Seconded by Sharon Orsini All in favor.

Violations

- 6246-2 Zakai LLC/Krasinski, Fackender, Liptak – Dog Waste not picked up AND Health, Safety & Welfare: Motioned by Sharon to dismiss, seconded by Chris Abbott. All in Favor.
- 6263-5 Hudson Homes – Person(s) Living in Unit Not Approved: Motioned by Dave Huggins to proceed with fining the maximum, an additional \$900, seconded by Sharon Orsini. All in Favor.
- 6222-2 Henry – Trash Left out in common area AND Trash not placed in Receptacle: Motioned by Dave Huggins to dismiss, seconded by Chris Abbott. All in Favor.
- 6167-5 Fritz – Personal Property in Common area on 04-06-2021: Motioned by Dave Huggins to proceed with fining, seconded by Sharon Orsini. All in Favor.
- 6167-5 Fritz – Personal Property in Common area on 04-08-2021: Motioned by Dave Huggins to proceed with fining, seconded by Sharon Orsini. All in Favor.
- 6167-5 Fritz – Personal Property in Common area on 04-09-2021: Motioned by Dave Huggins to proceed with fining, seconded by Sharon Orsini. All in Favor.
- 6167-5 Fritz – Personal Property in Common area on 04-10-2021: Motioned by Dave Huggins to proceed with fining, seconded by Sharon Orsini. All in Favor.
- 6167-5 Fritz – Personal Property in Common area on 04-12-2021: Motioned by Dave Huggins to proceed with fining, seconded by Sharon Orsini. All in Favor.
- 6167-5 Fritz – Personal Property in Common area on 04-18-2021: Motioned by Dave Huggins to proceed with fining, seconded by Sharon Orsini. All in Favor.
- 6167-5 Fritz – Personal Property in Common area on 04-19-2021: Motioned by Dave Huggins to proceed with fining, seconded by Sharon Orsini. All in Favor.

Parking Violations

- 6262-3 Alsalous/Lin – Expired Plate: Motioned by Thomas Curry to proceed with fining, seconded by Dave Huggins. All in Favor.
- 6263-1 Woods – Expired Plate: Motioned by Thomas Curry to proceed with fining, seconded by Dave Huggins. All in Favor.
- 6183-5 Smith/Frericks – No decal or visitor pass: Motioned by Thomas Curry to proceed with fining, seconded by Dave Huggins. All in Favor.
- 6247-5 Credit Card Management Service/Earl – Expired Plate: Motioned by Thomas Curry to proceed with fining, seconded by Dave Huggins. All in Favor.
- 6214-8 Bromilow – Expired Plate: Motioned by Thomas Curry to proceed with fining, seconded by Dave Huggins. All in Favor.
- 6183-5 Smith/Frericks – Dodge Ram on Riverwalk property: Motioned by Thomas Curry to proceed with fining, seconded by Dave Huggins. All in Favor.
- 6159-3 Teklinski/Logan – Parking in Common Area: Motioned by Thomas Curry Sharon to dismiss, seconded by Chris Abbott. All in Favor.
- 6167-5 Fritz - Parking in Guest when reserved space is empty: Motioned by Thomas Curry to proceed with fining, seconded by Dave Huggins. All in Favor.
- 6182-1 Lin/Labadie – Parking in Guest when reserved space is empty: Motioned by Thomas Curry to proceed with fining, seconded by Dave Huggins. All in Favor.
- 6174-1 Kazmierczak – Parking in Guest when reserved space is empty: Motioned by Thomas Curry to proceed with fining, seconded by Dave Huggins. All in Favor.
- 6150-2 St. John/Dallas – Parking in Guest when reserved space is empty: Motioned by Thomas Curry to proceed with fining, seconded by Dave Huggins. All in Favor.

Open Discussion – none presented

Adjournment – Motion was made at ~8:45p.m. to adjourn. All were in favor.