



**HOMEOWNERS' ASSOCIATION, INC.**

6285 Riverwalk Lane  
Jupiter, FL. 33458

**BOARD MEETING**

April 26, 2016  
7:00 p.m. Pool #2

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

Board Members present at the meeting were President Ronald Perholtz, Vice President, Stephen Nagy, Secretary John McOwen, and Director Bob O'Brien with Director Austin Isherwolld absent.

Motion made by Secretary John McOwen and seconded by Vice President Stephen Nagy to approve Board Meeting Minutes of March 29, 2016. The motion passed unanimously.

**Tree removal** – It was reported that current contractors were doing an excellent job. Fox Tail palms were recommended as replacements. One member suggested that Fox Tail Palms were not a good choice from an appearance standpoint and that a committee should be formed to consider alternatives to the Fox Tail Palms.

**Street Repair** – Asphalt was suggested for all street repair. Member suggested concrete remain. Matter will be under further review with cost and appearance (removal of concrete patchwork) of primary concerns.

**Staff Changes** – Unexpected departure of Property Manager, Anthony Santaella, was announced with notice that office administrator, Jordon Nobile will also be leaving soon. Office closure, while in transition, was discussed in addition to suspending automobile violation notices. Weekend calls will be answered by office staff once training is completed.

Two new people were hired to administer the Riverwalk office – Gail Freese and Kathy Tulk. President Perholtz, who holds a CAM license, volunteered to take the responsibility of Property Manager, part-time.

A motion was made by Director Stephen Nagy to hire Mr. Perholtz at \$25.00 per hour until an acceptable replacement can be found. Director Bob O'Brien seconded the proposed motion and it was carried by unanimous vote of Board Members present, except President Perholtz who abstained from this vote.

**Brush Cleaning and Tree Removal** – Mr. Alex Aukudinov – 6143 Riverwalk Ln, Unit 2, demanded the Association clean up the brush and trees behind his unit and accused the Board and Association of not paying any attention to the brush behind his building that was blocking his view. Mr. Perholtz responded that (1) the Association was, in fact, properly maintaining the Association property behind his unit, (2) the property line behind all units on the C-18 canal was just a few feet behind the back porch fence for each unit and (3) in the case of his building (6143), the property behind his unit was owned by an adjoining private property owner and did not belong to either Riverwalk or the South Florida Water Management District (SFWM). As a result, the Association had no authority to trespass or cut down any vegetation on someone else's private property. Mr. Perholtz further added that the Association was working with SFWM to define the event without knowing the exact property boundaries. Additionally, SFWM already indicated that they believed that only the property behind his building that was recently cleared by SFWM was their property and the other land directly behind Mr. Aukudinov's unit that was not cleared by SFWM was private property owned by the adjoining property owner. Because the vegetation Mr. Aukudinov wanted to remove was on private property, Mr. Perholtz

suggested that if he wanted this area cleared, that Mr. Aukudinov contact Town of Jupiter Code Enforcement to see if they would require the property owner to clean up the vegetation

**Sink Hole** – Member brought up issue of a sink hole on South Florida Managements’ property which could not be addressed as there were legal concerns over whether or not this major expense was “required maintenance” under our permit with SFWM.

**Children** – An owner brought up that they observed children climbing over the fence between communities. President Perholtz stated that the community on the other side of the fence next to the playground was new and children in that community played with their schoolmates in Riverwalk. Since the existing wood fence contained nails, splinters and was unstable for children to climb over, a gate was installed between the communities to help better protect the children in both communities.

**Security** – Owners in arrears entering areas no longer open to them was discussed along with lack of response from Jupiter police. Installation of cameras which provide up to 3 days of recording are to be placed by pools 1 and 3. Kayak’s leaning against buildings could not be addressed as property is privately owned. The trucks in Riverwalk that have logos are not permitted.

**Quarterly Dues** – Member questioned why partial monthly payments were not acceptable as, “some money is better than no money.” President Perholtz explained that it would be unfair to other members if this were allowed and all members must pay dues as specified in the HOA documents.

President Ronald Perholtz made a motion to adjourn the meeting at 8:28 p.m. Secretary John McOwen seconded the motion and the motion passed unanimously.

Meeting was adjourned.