



**RIVERWALK HOMEOWNERS'
ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
6285 Riverwalk Lane, Jupiter, FL 33458 at Pool #2
Thursday, August 04, 2022 at 7:00p.m.**

MEETING MINUTES

- I. Determination of Board Quorum:** Quorum achieved; Board members present at this meeting were President Ron Perholtz, Dave Huggins and Secretary Chris Abbott. Treasurer Thomas Curry and Director Sharon Orsini were not able to attend in person due to prior commitments. 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 7:04pm.
- III. Approval of Agenda:** ***Item added: Wayne Frinkle to be added as permanent member of fining committee as a member recently resigned. Chris Abbott made a motion to approve the agenda; seconded by Dave Huggins. All in favor.
- IV. Old Business**
 - a. Board of Directors Meeting Procedures: reviewed by Valerie DeFalco. In the spirit of having an orderly and productive meeting all members are asked to please allow the board to first discuss the topic, then questions will be taken from the members. Come to the front so all members can hear the question or feedback. The Board will comment/discuss. After all members have been able to speak the board will vote if needed. All members must stay on agenda topic.
 - b. Approval of Previous Board Meeting Minutes: The minutes are distributed to the board weeks in advance via email for review. Chris Abbott made a motion to approve the previous board meeting minutes; seconded by Dave Huggins. All in favor.
 - c. 2022 Roofing Project: Much discussion. The sealed bids received from the roofing consultant were almost triple the cost of the contract signed in 2020. This was much too far out of budget. Valerie has pursued other roofing companies, spoken to eight other roofing companies and received six bids; however, they were not all apples to apples but followed the bid manual for the most part. There are two companies with the lowest bids on the table for the board to review and vote on. An updated Riverwalk Cash Flow Savings Analysis dated 08-03-2022 was created by President Ron Perholtz and copies available for the membership to review. This document has taken into account inflation and a known 20% rise in current painting costs and the current known roofing costs based on the lowest bids just received. Inflation used is an estimate as no one can guarantee future inflation/costs. A special assessment is no longer on the table for consideration; however, the quarterly dues will increase beginning in 2023 for 3 years. This is not a budget meeting, but it appears, according to the newest Riverwalk Cash Flow Savings Analysis dated 08-03-2022, dues will need to rise from \$660 to \$775 per quarter. This is anticipated to last 3 years to cover mostly increased roofing costs (and other cost increases). Concerns discussed by Claudia Fulton regarding if dues will in fact decrease in 2026. Roseanna Nappi wanted to discuss roof reserves. Many questions. Much discussion. Valerie reviewed line items and clarified bids with Board and membership. Many of the wood replacement line items (many of which the homeowners are billed for) are lower on Brilliant's bid. Question from Richard Chase regarding repairs and if homeowners can repair their own wood vs. the roofing company. The answer is no. The roofing company must continue moving through the project. They cannot stop to allow a repair which may take many days. The roofing project cannot be interrupted

once commenced, and the contractor is responsible for the integrity of the roof. All pricing is secured prior to project start and is not subjective, it is a fixed cost per what is replaced for every homeowner. Question from Chris Soviero if any clauses are in the contract to allow additional costs (unexpected) to be charged by roofing company. The answer is no. The performance bond rate is lower for Brilliant Roofing than the other company. Dave Huggins made a motion to accept Brilliant Roofing's proposal with a performance bond; seconded by Chris Abbott. All in Favor

- d. Underground Pipe/Box Repair at 6287-6: Ron Perholtz discussed that bricks were used to seal between the box and the pipe. Appears to have been improperly installed. We are not in danger of flooding but this needs to be repaired quickly. The thought is that it was improperly installed and discussing if liability may rest with SFWMD who is believed to have permitted it initially. How did this pass inspection and receive permitting? Tabled this matter; additional bids needed and who was responsible for oversight of installation/permitting.

V. New Business

- a. Fining Committee: A member recently resigned.
 - i. ***Item added to Agenda - Appoint Wayne Frinkle (currently an alternate member) as a permanent member: Motion made by Chris Abbott to appoint; seconded by Dave Huggins. All in Favor.
 - ii. Appoint Ross Saxon as an alternate member: Motion made by Chris Abbott to appoint; seconded by Dave Huggins. All in Favor.
- b. Property Manager's Update:
 - i. Pool 1 – Pool Deck: Bricks Corrected/Leveled, to be Sealed
 - ii. Thank you to Chris Abbott for donating 4 new beautiful grey chaise lounges to Pool 3 and Wayne Frinkle for coordinating complimentary delivery of chaise lounges.

VI. Violations

- a. None to review

VII. Open Discussion:

- a. Tony Reid asked when more concrete repair would begin as he has a large issue behind his parking space. Maintenance Team will resume soon, next week is the goal.
- b. Questions from Tina Downs about Roofing Reserves and Capital Improvements. The Board requested that the information she is quoting be presented for further review.
- c. Owner 6167-3 concerned about cracks in front of her building on the sidewalk. Property Manager will visit the area tomorrow to evaluate.
- d. Patricia Sheeks had a question about subterranean termites: That service is not included in dues.
- e. Tony Reid advised that the rat boxes were not picked up by company from behind his building. Rodent service was only at a few buildings. Property manager received bids to expand service community wide, but this was the same day sealed roofing bids were opened and increasing costs was not an option that day. Board voted to cancel the minimal rodent service that was being received for the time being. May begin service again and expand community wide in the future. Patricia Sheeks commented that her front fence may have sustained damage from landscaping company. Property manager will visit and evaluate.
- f. Owner George Bailey discussed that when he contracted separately with the Jeff Albert Roofing to correct issues specific to his home (and not part of Riverwalk's contract) he was sent photos by Jeff Albert Roofing. The wood bills sent to each homeowner are itemized and much of the wood replacement is visible.
- g. Patricia Sheeks had concerns about the speedbumps. Addressed.

- VIII. Adjournment:** Chris Abbott motioned to adjourn at 8:25p.m.; seconded by Dave Huggins. All in Favor.