



HOMEOWNERS' ASSOCIATION, INC.

6285 Riverwalk Lane
Jupiter, FL. 33458

BOARD MEETING

December 17, 2015
7:00 P.M. Pool #2

The meeting was called to order by Board President Ronald Perholtz at 7:02 p.m. The monthly Board Meeting was held at Pool # 2.

Board Members present at the meeting were President Ronald Perholtz, Secretary John McOwen, and Director Robert O'Brien. Absent Board Members were Vice President/Treasurer Carolann Wolfe and Director Austin Isherwood. Staff present for Board Meeting was Property Manager Anthony Santaella and Administrative Assistant Jordan Nobile.

Motion made by Board President Ronald Perholtz to approve Board Meeting Minutes from November 11, 2015. Seconded by Secretary John McOwen. The motion passed unanimously.

Board President Ronald Perholtz made motion to add the Association Website to the agenda and Secretary John McOwen Seconded. First President Ronald Perholtz discussed the 2016 Budget and how there was no increase in Association dues primarily because of the cable contract cancellation. President Ronald Perholtz made a motion to approve the 2016 Budget and Director Robert O'Brien seconded. The motion passed unanimously.

The status of the Riverwalk internet service was discussed. About 130 units were online. A couple of connection problems were being investigated related to router connections.

Tree Removal negotiation has been going on with the Town of Jupiter since 2013. The Board has met with the Town of Jupiter and they keep changing the requirements as far as what can be used as replacements and the amount of trees that have to be planted per Oak Tree. President Ronald Perholtz has a friend at the Town of Jupiter and will now be taking a different approach in regards to get the Town of Jupiter to approve the removal of the Oak Trees. President Ronald Perholtz asked the members at the meeting if anyone had any concerns, issues, or objections to the removal of the 51 Live Oak Trees in the parking lot fingers. Not one person objected to the removal of these live Oak trees. A discussion occurred related to picketing the Town to force them to issue a permit to remove these destructive trees.

Kayak Storage Audit has started and members present were reminded anyone with a kayak or canoe needs to come to the office to pay and fill out a form or their Kayak would be removed from the racks..

Riverwalk is now doing quarterly billing. Everyone will get statements unless the account is at the attorney or in collections. If you have ACH with BB&T it needs to be cancelled and can be set up with Center State Bank. For the 1st quarter 2016 billing, Center State Bank will be sending out the statements and will be doing the printing and we will only have to cover the postage.

Unit 6231-2 has had over a year to fix major damage to the unit and the Owner has been notified of 7 violations for our governing documents. President Ronald Perholtz made a motion to send this unit to the fining committee if repairs were not made within 30 days recommending a fine of \$100 per day per unrepaired violation up to a

maximum fine of \$1,000 per violation (\$7,000 maximum total). Secretary John McOwen seconded. The motion passed unanimously.

The Association's file and Board member's personal observations related to numerous recent violations of the Association's Governing Documents caused by Alex Aukudinov residing at unit 6143-2 were reviewed and discussed by the Board. These violations related to the improper storage of his Boat and other personally property on the Association's property. Mr. Aukudinov was present at the meeting to address these violations and submitted a letter at the meeting to the Board disputing these violations. Mr. Aukudinov was again presented at the meeting with a letter dated December 11, 2015 mailed to him via certified mail detailing the justification for a proposed \$1,800.00 fine and expenses of \$105.00 for not removing his property out of the Association's Boat storage area when required and improperly parking his boat and Trailer on the Association's property. The Board then listened to Mr. Aukudinov verbal objections and reviewed the letter he presented to the Board. The Board also requested proof (either a deed or valid lease agreement) that Mr. Aukudinov had any legal standing in the community as either owner or tenant. After the Board reviewed of the Association file, Mr. Aukudinov's letter to the Board, and listened to Mr. Aukudinov's verbal presentation at the meeting, President Ronald Perholtz makes a motion, which was seconded by Director O'Brien to send these violations to the Riverwalk Fining Committee recommending a \$1,800 fine be imposed and to bill Mr. Aukudinov \$130 for Association expenses related to these violations. The motion passed unanimously.

A discussion occurred related to Riverwalk's redesigned website and the information that was now available on this website including our Governing Documents, Newsletters, Board Meeting Minutes, forms, etc. The Board complimented the office staff for doing a great job redesigning our website.

Meeting Adjourned at 8:02 p.m.