



HOMEOWNERS' ASSOCIATION, INC.

6285 Riverwalk Lane
Jupiter, FL. 33458

BOARD MEETING

March 29, 2016
7:00 P.M. Pool #2

The meeting was called to order by Board President Ronald Perholtz at 7:00 p.m. The monthly Board Meeting was held at Pool # 2.

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

Motion made by Board President Ronald Perholtz and seconded by Secretary John McOwen to approve Board Meeting Minutes from January 28, 2016 and the Annual Membership Meeting in February 2016. The motion passed unanimously.

A discussion and detailed review occurred related to 3 proposals to repair the Association's streets and sidewalks from damage resulting primarily from Live Oak tree roots. Hendry's Concrete bid \$9.50 per sq ft. Galiano Concrete bid \$9.25 per sq ft and Blue Lagoon bid \$7.50 per sq ft. The Association had used Hendry's concrete in the past and was satisfied with their work. The Association had no direct experience with either Galiano or Blue Lagoon. It was estimated that this contract would cost over \$100,000 based on a detailed report of the areas that needed to be repaired. Because of the substantial reduction in the cost of this work offered by Blue Lagoon (about 20%) and the lack of any experience with this contractor, President Perholtz made a motion to award this contract to Blue Lagoon with the understanding that the contract could be cancelled after repairs made to streets/sidewalk in front of just 4 buildings across from the Association's, if their work was found to be unsatisfactory. This motion was seconded by Secretary John McOwen and passed unanimously.

A discussion occurred and detailed review related to 3 proposals to cut down and remove 51 Live Oak tree in Riverwalk. These proposal included stump grinding these tree stumps down to a level of 2" below the street surface. Tree Services bid \$23,875, Only Trees bid \$24,600 and Hendry's Concrete bid \$96,000. Since Tree Services has handled our tree pruning and removal for the past several years, Riverwalk was satisfied with their work and they were the low bidder, President Perholtz made a motion to award this contract to Tree Services. This motion was seconded by Vice President/Treasurer Carolann Wolfe (via phone) and passed unanimously.

As required under our Live Oak Tree Removal Permit from the Town of Jupiter, a discussion occurred and detailed review related to a proposal from General Association Services to supply 101 Fox Tail Palms and 8 Cypress Trees at a cost of \$3,830 to replace the 51 Live Oak Trees that were being cut down. Property Manager Anthony Santaella indicated that this proposal was from a major grower in the area and no one in the area has this many trees to deliver & supply to Riverwalk. Since the \$30 cost per tree seemed reasonable to the Board, President Perholtz made a motion to award this contract to Cypress Trees. This motion was seconded by Vice President/Treasurer Carolann Wolfe (via phone) and passed unanimously.

Board President Perholtz noted that open office hours have been limited to 10:00 am to Noon on Tuesday and 2:00 pm to 4:00 pm on Thursday's. However, appointments with the office staff could be scheduled by phone,

voice message or email at any during normal business hours. It was also noted that Administrative Assistant Jordan Nobile's hours would be reduced to 20 hours per week. It was also noted that 4 high definition video cameras and a recording system have been installed in the office at a cost of about \$900.

It was further discussed that as a result of vandalism and unauthorized access to the boat yard, several surveillance cameras would be installed in the Boat Yard and also used to monitor misuse of the Association Dumpster and stop sign violations. The cost of these cameras would be paid from the rental revenues from occupants of the Boat yard and not from Homeowner Assessments.

Because of vandalism & theft from the Association's Maintenance yard behind building 6288 and past problems at Pools 1 & 3 Cameras will also be installed at these locations and night lighting improved.

A discussion then occurred related to delinquent member accounts. Board President Perholtz indicated about \$25,000 of the \$140,000 in delinquencies had been collected in the past few months. Furthermore, the Association has proceeded to foreclose on 2 homes. A few Owner Bankruptcies was impeding further collection efforts.

Board President Perholtz indicated he had obtained his CAM license to legally Manage Riverwalk in the event there was a future Property Manager issue. He requested the Board to reimburse him for the CAM Course, License Fee and Test. Vice President/Treasurer Carolann Wolfe made a motion to reimburse Board President Perholtz for these expenses which was seconded by Secretary John McOwen. Board President Perholtz abstained from this vote and the motion was passed by the remaining 2 Board members present.

A discussion occurred related to investigating the feasibility of filing a civil lawsuit against Member Lamar (unit 6151-8) for possible libel/false claim damages incurred by the Association, its Board of Directors and/or employees. Mr. Lamar had filed criminal fraud charges with the Jupiter Police against prior Board's and the previous property Manager (Frank Ball) that by Mr. Lamar's own admission cost the Association about \$46,000 in legal and other expenses. These charges were then determined to be "unfounded" by the Jupiter Police after an extensive investigation. Mr. Lamar has also posted a website critical of Riverwalk that many residents believe is also detrimental to property values. Postings to this website may have also contained libelous statements against Riverwalk staff. Board President Perholtz made a motion to retain an attorney to investigate the feasibility of a civil suit against Mr. Lamar. The motion was seconded by Secretary John McOwen and passed unanimously.

A discussion occurred related to obtaining bids to upgrade the pool deck on pool #3 using the same paver materials used to upgrade the deck on pools #1 & #2. Property Manager Anthony Santaella will pursue obtaining these bids for the next Board meeting.

A discussion occurred related to improvements already made to the Boat yard security by providing gate access key FOBs to only those residents with Boats in the Boat yard. The key fobs can be individually revoked at any time, which will vastly improve security in the Boat yard. This enhancement was also funded only by fees paid by the Boat yard occupants.

A discussion occurred related to a new sink hole apparently resulting from another storm drain pipe break behind building 6247 on South Florida Water Managements property. It appears under our agreement with South Florida Water Management that this repair is Riverwalk's responsibility. Another emergency sink hole storm drain repair has already cost the Association about \$30,000 in 2016. Neither of these unforeseen sink hole repairs have been included in our 2016 budget.

President Ronald Perholtz made a motion to adjourn the meeting at 8:35pm. Secretary John McOwen seconded the motion and the motion passed unanimously. Board Meeting Adjourned .