



HOMEOWNERS' ASSOCIATION, INC.

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Board Meeting

July 19, 2016

7:00pm at Pool #2

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

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

Motion made by Director Bob O'Brian to approve the Board Meeting Minutes of June 16, 2016 and second by Vice President Stephen Nagy. The motion passed unanimously.

OLD BUSINESS:

Office Staffing – Again, the Riverwalk Office is short staffed. Rick Lovell was recently in an automobile accident then had oral surgery and has been out for a few weeks. One of Rick's primary goals is to keep the internet up and running. We are currently looking for someone to provide additional backup support for the internet.

Sink Holes – Ron Perholtz discussed 2 new sinkholes located next to the C-18 canal and in the middle of Riverwalk Lane next to the lake. He noted all sink holes were caused by storm drain pipe breaks between the C-18 canal and the Riverwalk lake. Both of these sink holes were an emergency situation because the South Florida Water Management District has given us a 30-notice demanding the storm drain be repaired and the sink hole under the street next to the Lake is blocking traffic and could rapidly expand. Accordingly, Mr. Perholtz indicated there was an immediate need to hire a contractor to diagnose the exact location and size of the latest storm pipe breaks using cameras. Thom Lardier, who is an owner in Riverwalk and is an estimator for Johnson-Davis Inc, provided the Association with proposals from his company for \$2,300 to perform the camera inspection of the storm pipe and \$10,700 to repair the pipe and sinkhole next the C-18, which had a prior camera inspection for \$4,600 conducted by Hendrys Concrete. Johnson-Davis estimated repair cost used better technology than Hendry's Concrete had used in the past for less than one-half of the cost. Stephen Nagy made a motion to accept Johnson-Davis's 2 proposals and contract with them. Bob O'Brian seconded the motion. The motion passed unanimously.

Ron Perholtz further noted that we have already spent \$28,000 on another major storm drain break on the other side of the lake and these 2 additional major storm drain breaks would likely increase the total cost to \$50,000 or more in 2016. From a budget standpoint none of these storm drain pipe breaks, all of which occurred in 2016, were anticipated or budgeted. As a result, these 3 pipe break costs represent over 5% of the Association 2016 annual budget, which will need to be recovered in the 2017 budget likely by a dues increase.

Parking Decal Policy - The Riverwalk Declaration of Covenants state that 3 vehicles can be parked in Riverwalk on a continuous basis. The Rules and Regulations are currently being changed to permit up to

3 decals to be issued to each unit. However, units with 3 active decals would not be permitted to obtain any temporary parking permits, units with 2 active decals will only be permitted one temporary parking permit (for residents/guests of their unit) and a unit with only one active parking decal will be permitted up to 2 temporary parking permits (for residents /guests of their unit). Because of limited parking spaces available in Riverwalk, absolutely no exceptions to these new parking rules will be permitted. Stephen Nagy made a motion to accept this new parking procedure. Bob O'Brian seconded the motion. The motion passed unanimously.

Copies of the proposed new Rules and Regulations for Riverwalk were passed out to members present at the meeting. These proposed Rules and Regulations were carefully reviewed by the Association's Attorney and each Board member. Bob O'Brien made a motion to mail these proposed Rules and Regulation to the entire membership no later than August 1, 2016 and vote to approve these Rules and Regulations at a Board meeting on August 16, 2016 at 7:00 p.m. at the Phase II Pool. Stephen Nagy seconded the motion. The motion passed unanimously.

Internet Status – As a result of declining internet speeds, the Association contracted with Windstream in January 2016 to increase the incoming speed of their fiber internet line from 100mbs to 250mbs. Windstream billed us for this 2.5X increase in speed but never actually increased the speed until July 2016, which explains why the internet speed to each unit has been declining. The Association has demanded that Windstream credit us for overbilling us for increased line speed we never received and send technicians to Riverwalk to test & confirm we are now actually getting 250mbs.

Pressure Cleaning and Painting – Riverwalk's maintenance staff is currently pressure cleaning and painting the carports in the community, where possible and necessary, which hasn't been done since the carports were first erected.

Delinquencies – Filing liens and foreclosing on homes is not working and often cost the Association thousands of dollars with no chance of recovery because the banks can foreclose on the Association after the Association has foreclosed on a unit. Ron Perholtz made a motion to have the Association's Attorneys aggressively pursue Civil litigation against delinquent accounts instead of liens and foreclosures, except in a case where the benefits of foreclosure were compelling. Bob O'Brien seconded the motion. The motion passed unanimously

Ron Perholtz made a motion to adjourn the meeting. Stephen Nagy second. Meeting was adjourned at 8:13pm.