



HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
6285 Riverwalk Lane, Jupiter, FL 33458 Pool #2
Thursday, April 1, 2021 at 7:00pm

MEETING MINUTES

Determination of Board Quorum - Quorum achieved, Board members present at this meeting were President Ron Perholtz, Vice President Dave Huggins, Treasurer Thomas Curry, Secretary Chris Abbott, and Director Sharon Orsini. Property Manager Valerie DeFalco was also in attendance.

Call to Order - The meeting was called to order with a quorum present by President Ron Perholtz at 7:06pm.

Approval of Agenda - Dave Huggins made a motion to approve the April 1, 2021 agenda and Sharon Orsini seconded the motion. All in favor.

Old Business

- Approval of Previous Board Meeting Minutes - A motion was made by Chris Abbott to approve the March 4, 2021 Board Meeting minutes, seconded by Thomas Curry. All were in favor.
- Roofing Project Review – Discussed status; project moving right along. Complaints and damages are minimal, most resident feedback is positive. The staging area near the boat ramp has been kept pretty well clean by roofing crew. There is missing sod however that will be replaced when project is complete. Anthony Reid from 6207-3 had concerns regarding the silt runoff and SFWMD; Valerie DeFalco will further investigate this concern. Tenant Arielle Yebba from 6311-1 requested that the satellite dish on the fascia be removed; request granted by the board. Thomas Curry confirmed that the roofing project is on schedule. It was noted that the color was a great choice; the community looks brighter and the property manager has received numerous compliments from residents that the new roofs look great. Good news on the screens; not as many as anticipated have needed to be cut for the project. Exact screening material to be used was discussed. Board discussed like to like. Tenant Arielle Yebba from 6311-1 inquired as to when gutter would be installed; Valerie DeFalco relayed that gutter would be done at the same time for all buildings happening in early May.
- Trash Cans & Recycling Bins Left Out Being Picked Up/Bulk Garbage Violations – Review of Refuse rules. Some residents are still dumping bulk garbage on the wrong days and/or not calling in a special pickup (when on a day other than Tuesday morning which is scheduled bulk pick up) and/or not taking in recycling bins and garbage cans from the common areas in a timely manner.
- “Open Office Hours” – Will remain 8:30-9:30 and 4:30 – 5:30 Monday through Friday during the roofing project and other very pressing projects. It was re-iterated that if a resident cannot come in during those hours a special accommodation can be made. Tenant Arielle Yebba from 6311-1 wanted to confirm the new staff member that would be working in the office as she stated she “needs to speak with someone else other than Valerie”.
- Gutter Cleaning – 13 buildings in the re-roof project are receiving brand new gutters but all remaining buildings will have their gutters cleaned. Two quotes were discussed; the third was

pending. Thomas Curry motioned to approve gutter cleaning by lowest bidder however if the third quote is lower then proceed with that company. Motion seconded by Sharon Orsini. Ron modified and added that we ask for details/photos from the company hired on the gutters that were problem areas/clogged. All in Favor.

New Business

- Property Manager's Update
 - a) Pressure Washing – Chris Abbott lended valuable information and tips to increase efficiency and longer lasting results.
 1. Community Schedule – created, goal is that all of Riverwalk (parking spaces, walkways and roads) would be pressure cleaned by the end of June
 2. Improved Method & Improved Equipment – chlorine added, advance notice will be given to residents, the trailer was improved upon and a few additional materials purchased.

Violations

- 6263-5 Hudson Homes: Persons living in Unit Not Approved – Property manager still waiting for paperwork from owner to approve tenant(s). Dave Huggins motioned to impose additional \$1,000 fine; seconded by Thomas Curry. All in Favor.
- 6143-2 Ankudinov: Nuisance in Community - Dave Huggins motioned to fine \$100 for each tow notice placed on the HOA office door. Seconded by Thomas Curry. All in Favor.
- 6214-3 Stufano: Unleashed Dogs & Dogs Charging – It was discussed that the dogs have been seen off the lease routinely by several residents present. Chris Abbott motioned to impose the \$300 fine. Seconded by Sharon Orsini. All in Favor.

Parking Violations

- 6262-4 Thomas: Improperly Parked – Resident was blocking the playground with their boat and parked on the grass. Ron Perholtz reiterated that it is important to stay off the grass due to the possibility of breaking sprinklers. Dave Huggins motioned to fine \$100 for the violation. Seconded by Chris Abbott. All in Favor.

Open Discussion

- Thomas Curry discussed that some buildings' batten is in poor condition. Chris Abbott discussed that some buildings' screens are missing or in very poor condition. Valerie DeFalco proposed a building schedule as there are many architectural items that need to be addressed in the community and this will begin after several large projects are completed.
- Pegeen Kelty from 6287-5 inquired as to the water fountain cost. There was discussion about the water fountain that was previously approved by the board. Pegeen Kelty from 6287-5 asked about the Kelly Blue book value of the truck purchased due to our previous truck having significant issues that were to costly to fix. Thomas Curry explained that we received \$1,000 for the previous truck and the new truck cost was \$5,000. Thomas expressed when considering the net cost to Riverwalk of \$4,000 and that looking at the operating cost of owning a community vehicle it was "a steal".
- Sietske Wood from 6311-1 shared that her unit has termites and is concerned about damage, believes that her neighbors have termites and feels that the HOA is responsible for addressing this. Thomas Curry inquired as to if a mechanism exists for the HOA to force all unit owners in

a building to share the cost. There was much back and forth discussion amongst the board, Valerie DeFalco and Sietske Wood in regards to this concern, proposed thoughts, solutions and past experiences. Kyle McKellip from 6288-2 works in the pest control industry and offered suggestions and advice to Sietske Wood.

- A parking violation given to Arielle Yebba, Sietske Wood's tenant was discussed that the spot is smaller than other parking spots which had recently been brought to the HOA's attention. The vehicle was parked on the grass and the violation was due to be heard by the Board at the June meeting. The Board, Property Manager, tenant and unit owner discussed the issues and Dave Huggins made a motion that the violation issued should be withdrawn. Sharon Orsini seconded the motion. All in Favor. Valerie DeFalco suggested that the difference in width be taken between reserved parking space#1, belonging to 6311-1, and the spot immediately adjacent on the east side of said spot. The Board unanimously voted to approve the above suggestion, widening the parking space concern which was met with no objection by the tenant or unit owner of 6311-1.
- Philip Sokolowski's request to add brick pavers and sod was re-visited and reapproved by the Board.
- Sietske Wood and tenant from 6311-1 claim that the Property Manager screamed at her tenant. The incident referred to occurred when the tenant was asked that her car and 2nd vehicle be moved by the onsite roofing consultant at 7:45am. The vehicles were eventually moved closer to 10am. The Board listened to her grievance and decided that it was a miscommunication and suggested that tenant and property manger "start over".

Adjournment - Motion was made by Dave Huggins at 8:03 to adjourn; motion seconded by Thomas Curry. All were in favor.