



**RIVERWALK  
HOMEOWNERS'  
ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
6285 Riverwalk Lane, Jupiter, FL 33458 at Pool #2  
Thursday, April 06, 2023 at 7:00p.m.**

**MEETING MINUTES**

- I. **Determination of Board Quorum:** Quorum achieved; Board members present at this meeting were President Ron Perholtz, Secretary Chris Abbott, Treasurer Thomas Curry and Director Sharon Orsini. Property Manager Valerie DeFalco was also in attendance. Dave Huggins is currently not part of the Board; he is filling the vacant position in the office currently.
- II. **Call to Order:** The meeting was called to order with a quorum present by President Ron Perholtz at 7:03p.m.
- III. **Approval of Agenda:** Chris Abbott made a motion to approve the agenda; seconded by Sharon Orsini. All in favor.
- IV. **Board of Directors Meeting Procedures:** Thomas Curry reviewed.
- V. **Approval of Previous Board Meeting Minutes:** Sharon Orsini made a motion to approve the previous board meeting minutes; seconded by Chris Abbott All in favor.
- VI. **Violations**
  - a. 6143-2 Ankudinov - Screen Violation(s) Unresolved: Chris Abbott motioned to send to the fining committee for a proposed fine of \$100; seconded by Thomas Curry. All in favor.
  - b. 6167-3 King - 1. Reckless Driving 2. Health, Safety & Welfare of Riverwalk Comm.: Owner present to discuss. Thomas Curry motioned to send to the fining committee for a proposed fine of \$100 (in lieu of originally proposed \$200); seconded by Sharon Orsini. All in favor except Chris Abbott who voted no.
  - c. 6167-5 Fritz - Screen Violation(s) Unresolved: Chris Abbott motioned to send to the fining committee for a proposed fine of \$100; seconded by Thomas Curry. All in favor.
  - d. 6151-8 Lamar - Screen Violation(s) Unresolved: Owner present to discuss. Motion made by Sharon Orsini to dismiss with the understanding that the hole stated to be two fingers wide by owner does not get any larger in the future; seconded by Thomas Curry. All in favor.
  - e. 6175-3 Bradley – Vehicle Violations: Owner present to discuss. Motion made by Sharon Orsini to dismiss; seconded by Chris Abbott. All in favor.
  - f. 6214-7 Martinez-Maglio - Screen Violation(s) Unresolved: Chris Abbott motioned to send to the fining committee for a proposed fine of \$100; seconded by Thomas Curry. All in favor.
  - g. 6223-5 Downs - Personal Property in Common Area: Owner present to discuss. Sharon Orsini made a motion to dismiss; seconded by Chris Abbott. All in favor.
  - h. 6247-1 Durbin – Unleashed Dog: Owner present to discuss. Motion made by Thomas Curry to dismiss; motion not seconded. Motion made by Sharon Orsini to table matter until next month's board meeting pending legal review; seconded by Chris Abbott. All in favor except

Thomas Curry who voted against it. Owner advised that in the interim additional off lease violations may be issued.

- i. 6262-4 Cornerstone Property Mngmnt – Estoppel Violation(s) Unresolved: Chris Abbott motioned to send to the fining committee for a proposed fine of \$300 (\$100 per outstanding violation); seconded by Thomas Curry. All in favor.
- j. 6263-3 Cazacu – Estoppel Violation(s) Unresolved: Owner present to discuss. Motion made to table item until next month's meeting made by Sharon Orsini; seconded by Chris Abbott. All in favor.
- k. 6279-4 Andrews - Screen Violation(s) Unresolved: Chris Abbott motioned to send to the fining committee for a proposed fine of \$100; seconded by Thomas Curry. All in favor.
- l. 6287-2 Nestor - Screen Violation(s) Unresolved: Chris Abbott motioned to send to the fining committee for a proposed fine of \$100; seconded by Thomas Curry. All in favor.
- m. 6295-2 Macena – Common Area(s) / Exterior Alterations: Chris Abbott motioned to dismiss; seconded by Sharon Orsini. All in favor.
- n. 6319-6 Conforti – Violation(s) Unresolved: Chris Abbott motioned to send to the fining committee a second time for a proposed fine of \$100; seconded by Thomas Curry. All in favor.
- o. 6383-3 Hedge - Screen Violation(s) Unresolved: Chris Abbott motioned to send to the fining committee for a proposed fine of \$100; seconded by Thomas Curry. All in favor.

**VII. Old Business**

- a. Sports Court Equipment Storage: Marine Dock box was purchased, picked up and placed on the sports court. Medco keyed locks were also picked up.
- b. 2023 Painting: Painting will commence asap. Owners will be required to correct any identified wood deterioration/rot. Project moving forward.
- c. New Garbage Receptacles: Please label new garbage receptacles.

**VIII. New Business**

- a. Playground: Will be leaving in place & repainting current play structure. Purchasing new equipment to be installed by Maintenance Team. Dave Huggins described equipment. There will be equipment for smaller kids and big kids. Feedback from residents. Motion to approve a not to exceed of \$45,000 for proposed equipment & and all needed materials to complete the playground.
- b. Property Manager's Update
  - i. "Wet Check" of Irrigation System Complete: Began in January, Maintenance Team pulled to other projects, recently completed. Total cost was ~\$5,000.
  - ii. Pool 1 & Pool 3 Privacy Screens Installed

- IX. Open Discussion:** Owner 6263-3 discussed more roofing related damage. Motion made by Thomas Curry to correct 2 loose screen panels; seconded by Sharon Orsini. Motion by Chris Abbott to place a hedge around the weir; seconded by Thomas Curry. All in favor.

- X. Adjournment:** Sharon Orsini motioned to adjourn at 8:46p.m.; seconded by Chris Abbott. All in favor.

CHRIS ABBOTT APPROVED S/Y SECRETARY  
