



HOMEOWNERS' ASSOCIATION, INC.

6285 Riverwalk Lane
Jupiter, FL 33458
riverwalkhoa@comcast.net
www.riverwalkhoa.biz

Board of Directors Meeting

Wednesday, July 9, 2020

7:00pm at Pool #2

The meeting was called to order with a quorum present by Secretary Cory Surface at 7:40pm.

Board Members present at this meeting were President Ronald Perholtz, Treasurer Pegeen Kelty, Secretary Cory Surface, and Director David Huggins. Attorney Larry Cortez, Jim Pike and Gail Freese were also in attendance.

Certification of Special Members Meeting Recall: A quorum of the Membership was not established and meeting could not occur.

Appointment of New Board Members: The following residents of Riverwalk presented themselves to the Board as potential board members: Chris Abbott, Peter Serota, Richard Chase, Thomas Curry, Rosanna Nappi and Valerie DeFalco. Board of Directors voted and Chris Abbott was selected.

Board of Directors Organizational Appointments: The Board discussed positions and decided on the following: Ronald Perholtz, President; Dave Huggins, Vice President; Cory Surface, Secretary; Pegeen Kelty, Treasurer; and Chris Abbott, Director.

Approval of the Agenda: Dave Huggins made a motion to approve the July 9, 2020 agenda. Seconded by Cory Surface. All were in favor.

OLD BUSINESS:

Approval of the 6/17/20 Board Meeting Minutes: Dave Huggins made a motion to approve the Board Meeting Minutes of June 17, 2020. Seconded by Chris Abbott. All were in favor.

Roofs: Due to the numerous roof leaks in building 6303, a motion was made by Ron Perholtz to move forward with the replacement of roof shingles now instead of 2023.

After a discussion with the membership, an additional motion was made by Ron Perholtz for a roofing committee to be formed. The objective will be to provide recommendations and advice on how we should move forward. Seconded by Pegeen Kelty. All were in favor.

Sink Holes: Jim Pike has received 2 recommendations on how to repair the two sinkhole pipes. Ron Perholtz made a motion to move forward with the less expensive method after we receive firm pricing on the repair. Chris Abbott seconded. All were in favor.

Tennis Court Water Fountain and Playground Fence Permits: Jim has been working with the Town of Jupiter to obtain permits for both the Water Fountain and Playground Fence. He has found a general contractor, plumber and electrician and is now trying to find an architect to put together plans for the water fountain before he can move forward with the applying for the permits.

CenterState ICS "Rolling Deposit Accounts": CenterState will be sending the information and signature cards so that we can move forward with Rolling Deposits.

Pool #1 Fountain Blue Letter and Pool Update: Jim reported that our Attorney will be sending a letter to Fountain Blue Pools in an attempt to collect for the damages they caused in the drainage pipes.

Gutter Cleaning: Jim Pike will be obtaining quotes for gutter cleaning. A separate quote will be obtained for gutter guards. The gutter cleaning will be placed on hold if a decision is made to reroof units now.

NEW BUSINESS:

Estimate of Recall Related Attorney Fees: Jim Pike reported total recall cost was approximately \$1087. Riverwalk has receive no attorney invoices for the recall.

Estimate for Repair of 6143 Carport Damage: Amazon will be covering all costs associated to the damage caused by their vehicle.

VIOATIONS:

- 6167-5 Nuisance: Homeowner was spraying a hose at another Homeowner. Ron Perholtz recommended a \$100 fine. Dave Huggins seconded. All were in favor.
- 6167-5 Items In Common Area: Homeowner had boxes piled up in front of their unit. Ron Perholtz recommended a \$100 fine. Seconded by Dave Huggins. All were in favor.
- 6214-2 Repairs not made to fascia within 90 days: Board recommended \$100 fine per item immediately after fining committee meeting. If repair is not completed within 30 days, an additional \$100 per item per day fine will be imposed up to the maximum allowed by Florida statute.
- 6214-7 Repairs not made to fascia within 90 days: Board recommended \$100 fine per item immediately after fining committee meeting. If repair is not completed within 30 days, an additional \$100 per item per day fine will be imposed up to the maximum allowed by Florida statute.
- 6230-8 Dog was photographed and witnessed (2X) off leash: Board recommended a \$100 fine per incident.
- 6247-8 Repairs not made to fence within 90 days: Board recommended \$100 fine per item immediately after fining committee meeting. If repair is not completed within 30 days, an additional \$100 per item per day fine will be imposed up to the maximum allowed by Florida statute.
- 6262-2 Curtains not in compliance with the HOA requirements. Ron Perholtz recommended a \$100 fine. Dave Huggins seconded. All were in favor.
- 6327-6 Repairs not made to fence within 90 days: Board recommended \$100 fine per item immediately after fining committee meeting. If repair is not completed within 30 days, an additional \$100 per item per day fine will be imposed up to the maximum allowed by Florida statute.
- 6359-7 Nuisances: Homeowner taped sign across water fountain that stated "Free Corona Virus Here". Ron Perholtz recommended a \$100 fine. Dave Huggins seconded. All were in favor.

ADJOURNMENT:

Dave Huggins made a motion to adjourn the meeting at 10:05pm. Seconded by Ron Perholtz. All were in favor.