



**RIVERWALK HOMEOWNERS'
ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
6285 Riverwalk Lane, Jupiter, FL 33458 at Pool #2
Thursday, July 21, 2022 at 7:00p.m.**

MEETING MINUTES

- I. Determination of Board Quorum:** Quorum achieved. Board members present at this meeting were President Ron Perholtz, Vice President Dave Huggins, Secretary Chris Abbott. Treasurer Thomas Curry and Director Sharon Orsini were sick and not able to attend in person but was present by phone. Property Manager Valerie DeFalco was also in attendance.
- II. Call to Order:** The meeting was called to order with a quorum present by President Ron Perholtz at 7:08p.m.
- III. Approval of Agenda:** Roofing will be discussed first because most of the residents are here for this topic. ***Item added: storm drain issue near 6287. Chris Abbott made a motion to approve the agenda; seconded by Dave Huggins. All in favor.
- IV. Old Business**
 - a. Board of Directors Meeting Procedures: not reviewed.
 - b. Approval of Previous Board Meeting Minutes: The minutes are distributed to the board weeks in advance via email for review. Chris Abbott made a motion to approve the previous board meeting minutes; seconded by Dave Huggins. All in favor.
 - c. 2022 Roofing Project: Roofing Consultant has done a good job, created a detailed bid manual for Riverwalk. That bid manual was reviewed, and items edited/added as needed for the 2002 roofing project based on the 2021 project. The four sealed bids returned to us were ~3 times the contract signed in 2020 (for the work performed in 2021); all over \$1 million dollars . We have many new bids and have gotten bids that are much more reasonable. However, some of the contractor bids are not apples to apples (i.e. some will not hang gutter, some wont paint). Thinking of changing roofing consultants, perhaps a fresh perspective. Looking into a performance bond because it is indicative of the (quality) of the company. Even though we have bids significantly lower than the sealed bids we will be higher than budgeted and although this may avoid a special assessment the dues in 2023 will most likely be raised, exact amount not yet known but not as dramatic as initially thought. Painting still needs to be addressed as well as property manager has been verbally told by painting contractors 20% increases to be expected since 2020. Homeowner discussed her preference of a special assessment vs. an HOA increase in dues and the assessment loss clause in most insurance policies. Property manager researched this topic and it must be due to a covered loss. Homeowner has a friend that received a check back from a roofing assessment; property manager will get further information. Sharon Orsini discussed that the conversation regarding the possible assessment and dues increases is too premature as we do not have the final numbers yet. Ron Perholtz discussed that cost projections are based on the information known presently; there may be a decrease in prices as the housing building market appears to be slowing due to interest rates. If that is true roofers may be looking for work and the prices may come down. Discussion about reserves, roofing reserves. Owner Justo Lamar accused Ron Perholtz, The Riverwalk Board President, of stealing money from the association

during the roofing conversation. Unfortunately, the meeting became very heated and unruly at different intervals in this topic. Who can predict that the roofing costs would increase so drastically? President Ron Perholtz has been creating for many years a document outlining capital improvement project spending (Capital Asset Saving Funds) which is available online. Owner brought up that roofing replacement requirements are changing; it may be required in the future to replace at 15 years by insurance companies; the future is unknown. Roofs were budgeted but not with the increases recently discovered. Will have the numbers from bidders secured apples to apples by the next meeting. Owner discussed board meeting conduct of everyone at the meeting. Owner discussed owners will not lose insurance after 15 years to calm nerves about losing insurance, discussed that the newsletter scared the community, information given was too preliminary. Owner at 6263 discussed her neighbor losing insurance. Citizen's policy is they will cancel a policy if the roof is 25 years old OR less than 3 years of useful life remain. A homeowner had his policy cancelled because less than 3 years of useful life remained. Valerie reached out to a neighborhood insurance broker who had solutions for this if any other owner encounters this issue.

- d. Annual Gutter Cleaning: completed. All buildings done except for the buildings involved in the upcoming roofing project because they will receive brand new gutters.
- e. Safety/Security -Turning on fence/patio lights at night, resident cameras: Reminder to keep lights on at night as a deterrent for the increase in crime that has happened lately. The office purchased dawn to dusk bulbs for residents to purchase at cost of \$8.20 each, 9W LED, 60-watt equivalent.
- f. REMINDER - Changes to The Boat Storage Agreement: Operability test is required to remain in boat yard required. Any boats that cannot complete this will not be allowed to remain in the boat yard. Motion made by Chris Abbott to extend the deadline to August 31st **with the exception of payment which must be received by July 31st 2022**; seconded by Dave Huggins. All in favor.
- g. REMINDER - Changes to The Kayak Storage Area: SFWM will not allow Riverwalk to build any additional storage racks. Therefore, The Maintenance Team added additional spaces, any racks that had 6 spaces were changed to eight spaces (2 more spaces were added) to maximize capacity. Now every rack has eight spaces. It was noted that many residents who have a kayak space are not using their kayaks and there is currently a wait list of over 20 people; therefore, the annual rate will increase to \$50 per space, except the bottom spaces which are the most vied for and they will be \$100 annually.
- h. Storm drain issue near 6287-6: Major issue here. Void in the soil, sand entering pipes and/or control box. Shenandoah was here to investigate and camera that specific run of storm drainpipe. Waiting for an additional proposal from Shenandoah. The initial diagnosis is that when the storm drain box was put in place improperly as there was no mud work done around the storm drain box.

V. New Business

- a. 6175-3 Bradley – Request for Front Door Approval: Board viewed the image which is similar to other doors approved. Chris Abbott made a motion to approve; seconded by Dave Huggins. All in Favor.
- b. Property Manager's Update:
 - 1. Sport Court SE gate lock corrected
 - 2. Pool 1 – Replacement Umbrella ordered: A windstorm uplifted the umbrella at Pool 1 and broke it. The estimated ship date is end of August. The same exact umbrella was ordered for pool 3 nine months ago and cost 25% less.

VI. Violations

- a. 6143-2 Ankudinov – Use of Unit: Discussed. Motion made by Dave Huggins to send to fining committee for \$100; seconded by Chris Abbott. All in favor.
- b. 6151-8 Lamar – Person(s) Living in Unit Not Approved: Owner here to discuss. Board discussed. Owner repeatedly referred to Maria as an occupant and adamant that she did not need to complete and application to The HOA for her living in his unit. Motion by Dave Huggins to send to fining committee for \$100 and fine \$100 per day up to the maximum fine of \$1,800 as permitted in Riverwalk’s Governing Documents (most recent amendment) that an application is not submitted to the office; seconded by Chris Abbott. All in Favor.
- c. 6151-8 Lamar – Nuisance in Community & Health, Safety, Welfare: Owner here to discuss. Much Board discussed. Motion to send to fining committee for \$200 made by Dave Huggins; seconded by Sharon Orsini. All in Favor.
- d. 6167-2 Kearns – Personal Property in Common Area(s): Board discussed. Motion to send to fining committee for \$100 made by Dave Huggins; seconded by Chris Abbott. All in Favor.
- e. 6182-2 Tegenova – Reckless Driving & Health, Safety, Welfare: Motion to send to fining committee for \$100 made by Dave Huggins; seconded by Chris Abbott. All in Favor.
- f. 6271-4 Fulton – Exterior Alterations of Common Ground: Owner here to discuss. Board discussed. Motion to dismiss by Thomas Curry; seconded by Chris Abbott. All in Favor.

VII. Code Enforcement Parking Violations

- a. 6167-3 King – Reckless Driving & Health, Safety, Welfare: Owner here to discuss. Board discussed. Motion made by Dave Huggins to send to fining committee for \$100; seconded by Sharon Orsini. All in Favor.
- b. 6230-1 Matchica – Reckless Driving & Health, Safety, Welfare: Owner present. Discussed. Motion made by Dave Huggins to dismiss all first violations for running a stop sign; seconded by Chris Abbott. All in Favor.
- c. 6254-3 Russo – Reckless Driving & Health, Safety, Welfare: Motion made by Dave Huggins to dismiss all first violations for running a stop sign; seconded by Chris Abbott. All in Favor.
- d. 6270-3 Nappi – Reckless Driving & Health, Safety, Welfare: Motion made by Dave Huggins to dismiss all first violations for running a stop sign; seconded by Chris Abbott. All in Favor.

VIII. Open Discussion:

- a. Ron Perholtz discussed with Owner 6167-5 that her personal belongings left at the office must be picked up by Wednesday or they will be discarded.
- b. Bear seen on Riverwalk property discussed. Jupiter PD was called; no action taken. FWC was called the following day; their message was to leave it alone. It will return “home” and eliminate any food sources (garbage, pet food, bird seed).
- c. It was discussed that the North light at the Riverwalk entrance from Central Blvd. is very dim. Property Manager will look into.
- d. The asphalt road around the first curve after is entering Riverwalk is deteriorating on the right side. Property manager to have corrected.

- IX. Adjournment:** Chris Abbott motioned to adjourn at 9:05 p.m.; seconded by Dave Huggins. All in Favor.