



**RIVERWALK HOMEOWNERS'
ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
6285 Riverwalk Lane, Jupiter, FL 33458 at Pool #2
Thursday, January 05, 2023 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 and Treasurer Thomas Curry. 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 7:04p.m.
- III. **Approval of Agenda:** ***Additions to the Agenda: 6287-6, Property Manager's update and 2023 painting. Thomas Curry made a motion to approve the agenda; seconded by Dave Huggins. All in favor.
- IV. **Old Business**
 - a. Board of Directors Meeting Procedures: Thomas Curry reviewed. Please limit crosstalk and come to the front to speak on a topic. Ron Perholtz reiterated that the rules are to keep the meeting at a civil level as things got out of hand at the past couple of meetings.
 - b. Approval of Previous Board Meeting Minutes: Motion made by Thomas Curry to approve the previous board meeting minutes; seconded by Dave Huggins. All in favor.
 - c. 2022 Roofing Project: Ron discussed that there was favorable feedback from residents that the roofers did a great job. The Office cut the initial bid costs in half from over \$1 million to half a million. The fascia painting (moving to all white fascia trim - new color scheme) will commence very soon; waiting for boom lift confirmation date.
 - d. Riverwalk Community Garden: Polly spoke and a few members were present from the Community Garden. Requests a 2' x 3' compost area which will have the exact look of the existing garden beds, stake out an additional area to frame & expand the area due to discussion that the vining plants (i.e. watermelons) made it difficult to cut the grass and The Maintenance Team can assist with project. Motion made by Dave Huggins, seconded by Thomas Curry, to approve adding a compost area, stake out more land with additional frame and Maintenance Team may assist. All in favor. Owner 6287-5 revisited the discussion last year that The Board said The HOA would not assist with the Community Garden project; however, Ron Perholtz commented that he was skeptical of a Community Garden at that time however it is working well and positive for the community.
 - e. *** added Underground Pipe/Box Repair at 6287-6: Ron reviewed the issue. This project has been rescheduled several times due to rains raising the water level and the concrete requires 30 days scheduling time. Property manager reported new project start date of Wednesday, January 11 through Friday January 13.
- V. **New Business**
 - a. *** added – Property Manager's Update:

1. Common areas clean: Code Enforcement reported zero trash and/or receptacles in the common areas after midnight on Wednesday, January 4 with the exception of a couch, the owner has called Waste Management several times for pick up.
 2. Unit front lighting: All but 6 units are keeping their front lights on and half those owners are currently having electrical and/or problems with their fixtures. Anticipate all units' front lighting functional and on by end of January.
 3. Boat ramp mussel beds: Thank you to Dave Huggins for taking his boat out at low tide & working with the Maintenance Team to assess/remove mussel beds. Not successful, have to wait for lower tide and possibly explore other options. Please be careful when using the boat ramp at this time.
 4. 2023 Painting: Discussed with Board combining 2023 & 2024 Painting projects into a single project. Property Manager to request painting quotes.
- b. Grace Period for 2023 Q1 Dues: Invoices had several processing delays last month. Thomas Curry discussed that many residents may forget to adjust their payment amount. Board discussed, there is always a 30-day grace period. Board agreed if it was an issue that owners only submitted the \$660 in lieu of the new quarterly dues of \$710 that the topic would be revisited at the February meeting.
 - c. 2022 Financial Audit: Audit to be completed by end of March.
 - d. Riverwalk Lane Traffic Light: Ron reviewed in detail. Still asking residents for feedback. Reviewed it is a very dangerous area for vehicles & pedestrian traffic. *Correction in Q1 Newsletter – it is not the Town of Jupiter declining Riverwalk's request; it is Palm Beach County. County is not approving Riverwalk's request. Egret landing has a similar situation just down the road on Central but not anywhere as near as dangerous; investigating why. Cannot understand what the justification is not to turn on the light. Even the fire chief agreed that he would like to see the light on because most traffic never realizes when the light turns red. Ron Perholtz to continue communications.
 - e. Sports Court Equipment Storage: Want to add a keyed storage container/shed for equipment for residents to access. Key would be same as pool keys. Better option may be to build the shed.

VI. Violations

- a. 6150-4 Guererri - Vehicle Violation: Dave Huggins made a motion to send to the fining committee for a proposed \$100 fine; seconded by Thomas Curry. All in favor.
- b. 6151-3 Florida Davenport LLC. - Vehicle Violation: Dave Huggins made a motion to send to the fining committee for a proposed \$100 fine; seconded by Thomas Curry. All in favor.
- c. 6159-2 Chalmers/Yoho - Trash Violation: Dave Huggins made a motion to send to the fining committee for a proposed \$100 fine; seconded by Thomas Curry. All in favor.
- d. 6166-5 Tierno - Estoppel Violations Unresolved: Owner present to discuss. Thomas Curry made a motion to allow an additional 90 days to cure; seconded by David Huggins. All in favor.
- e. 6175-4 6175 Land Trust, East Coast - Trash Violation: Dave Huggins made a motion to send to the fining committee for a proposed \$100 fine; seconded by Thomas Curry. All in favor.
- f. 6182-2 Tegenova - Vehicle Violation: Dave Huggins made a motion to send to the fining committee for a proposed \$100 fine; seconded by Thomas Curry. All in favor.

- g. 6190-6 Yribarren - Trash Violation: Owner present to discuss. Thomas Curry made a motion to dismiss; seconded by David Huggins. All in favor.
- h. 6198-4 Sasser - Trash Violation: Dave Huggins made a motion to send to the fining committee for a proposed \$100 fine; seconded by Thomas Curry. All in favor.
- i. 6238-3 Morales - Trash Violation: Dave Huggins made a motion to send to the fining committee for a proposed \$100 fine; seconded by Thomas Curry. All in favor.
- j. 6239-4 Greenling - Reckless Driving/Nuisance in Community/Health, Safety & Welfare: Owner & Son present to discuss. Dave Huggins made a motion to dismiss; seconded by Thomas Curry. All in favor. Dave reminded the young man that safety is important and to remember that the lives of others and his life are at risk when driving recklessly.
- k. 6254-3 Russo - Common Ground, Exterior Alterations: Dave Huggins made a motion to send to the fining committee for a proposed \$100 fine; seconded by Thomas Curry. All in favor.
- l. 6263-8 Brown - Dog Waste Not Picked Up/Nuisance in the Community: Owner present to discuss. Thomas Curry made a motion to dismiss; seconded by David Huggins. All in favor.
- m. 6319-6 Conforti - Violation(s) Unresolved: Dave Huggins made a motion to send to the fining committee for a proposed \$100 fine; seconded by Thomas Curry. All in favor.
- n. 6343-8 DFI Properties LLC - Vehicle Violation: Dave Huggins made a motion to send to the fining committee for a proposed \$100 fine; seconded by Thomas Curry. All in favor.
- o. 6375-6 Krol - Vehicle Violation: Dave Huggins made a motion to send to the fining committee for a proposed \$100 fine; seconded by Thomas Curry. All in favor.

VII. Open Discussion: Ron Perholtz discussed that some residents have commented they believe violation fines are happening to generate revenue. The goal of the violation fines is to address important community important issues in an effort to generate compliance from residents of Riverwalk's rules in addition to addressing feedback/issues reported by residents. Owner 6247-1: Requesting an accommodation for his service dog who is specifically trained to be off leash. Board agreed to send to attorney for review. Owner 6207-3 had a questions regarding fascia painting; clarified. Another owner asked for clarification re dues payments.

VIII. Adjournment: Dave Huggins motioned to adjourn at 8:06p.m.; seconded by Thomas Curry. All in favor.

APPROVED 2/2/23 BY CHRIS ARBUTT SECRETARY
