



**RIVERWALK HOMEOWNERS
ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
6285 Riverwalk Lane, Jupiter, FL 33458 at Pool #2
Thursday, December 02, 2021 at 7:00 p.m.**

MEETING MINUTES

Determination of Board Quorum: Quorum achieved; Board members present at this meeting were President Ron Perholtz, Vice President Dave Huggins, Secretary Chris Abbott and Director Sharon Orsini. Thomas Curry had a prior engagement and was unable to attend. 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 7:01 p.m.

Approval of Agenda: Valerie DeFalco requested to add a Christmas Party to the agenda. There is a pending legal matter that needs discussion but the Board agreed to schedule a closed meeting for that discussion. Chris Abbott made a motion to approve the December 02, 2021 agenda and Sharon Orsini seconded the motion. All in favor.

Old Business

- **Board of Directors Meeting Procedures:** This item was not reviewed.
- **Approval of Previous Board Meeting Minutes:** A motion was made by Chris Abbott to approve the November 07, 2021 board meeting minutes; seconded by Dave Huggins. All in favor.
- **Weir:** Ron Perholtz reviewed the importance of the storm drain pipes/weir system that run from the lake to the river as that section prevents Riverwalk from flooding in the event of heavy rains. Thomas Curry has been spearheading the Weir project and though he was not present at the meeting asked the Board to: 1. approve the \$3,900 quote for a detailed camera inspection from the weir to the lake 2. reported that projected repair cost is ~\$70,000 for the weir and pipes and 3. there is no immediate risk based on inspections by two firms however repair is needed The quote to camera the weir to the lake uses “outfall” as the language; have Hinterland edit the language. Dave motioned to approve moving forward with the \$3,900 quote with the language edited; seconded by Sharon Orsini. All in favor.
- **Oak Tree (*added item by Owner 6383-5): UPDATE:** One quote received to remove; waiting for others. Make sure stump grinding is included in the quote. Ron Perholtz suggested that the company used to remove many oak trees several years back be contacted.

New Business

- **Gutter Charge from Roofing Project (*added at request of Owner 6383-4 after approval of agenda):** Gutter bills were sent to homeowners September 17, 2021. Homeowners were given time to review their bill before payment was due October 30, 2021. Riverwalk waited to settle the gutter invoice with Jeff Albert Roofing until first week in November in case corrections needed to made. An owner came to the office 2nd week in November to discuss that their bill was not accurate. At this point any refunds will be made from Riverwalk’s funds as the matter with Jeff Albert Roofing is closed. Board discussed; Chris Abbott motioned to refund the money (after incorrect status of bill is confirmed) at Riverwalk’s expense; seconded by Sharon Orsini. All in favor.

- Approval of 2022 Proposed Budget: The changes requested from November’s Board meeting were made and then a copy of the proposed budget was mailed to all owners. There will be no increase in Quarterly Dues in 2022. There is a separate savings analysis titled “Capital Asset Saving Funds” that elaborates how the money allocated for capital improvement projects will be spent. This is available on Riverwalk’s website under the Documents tab → Budgets. Dave Huggins made a motion to approve the 2022 Budget; seconded by Chris Abbott. All in favor.
- Christmas Party: The HOA Office has been discussing and researching having a photographer and Santa for professional photos along with light refreshments and small bites. Lots of discussion amongst the residents and Board. Owner 6158-8 added she loved the idea and thought it would build community spirit in a positive way. Dave Huggins asked how the residents would be notified. The office will send emails, flyers at their home and an announcement on the board. Initially the cost was expected to be ~\$600; however, The Board was very supportive of hosting a Christmas Party. Dave Huggins made a motion to approve \$1,000 for the Christmas Party; seconded by Sharon Orsini. All in favor.
- Possible Acceleration of Remaining Roofs (portion of accelerated benefit to be paid by units receiving benefit prior to current 20-year re-roof schedule): This was discussed heavily by The Board and a few residents. The idea was any unit that received a roof ahead of their schedule, would be assessed \$200 per year of accelerated benefit. Many unit owners have waited a full 20 years, in some cases 21 years to receive a new roof; and to charge those owners for other units receiving an accelerated roof does not seem equitable. There are several reasons this has been brought up:
 - Some homeowners have reported that they having issues finding insurance/rate prices and may be harder pressed soon. Owner at 6183-4 mentioned at a previous meeting and we heard from Jeff Albert & John Mulleavey (roofing consultant) that insurance companies are lobbying and working hard to insure roofs with a max age of 15 years. Currently all buildings in Riverwalk, except 15 buildings, are above a 15-year roof age.
 - Aesthetics. The community appearance and curb appeal will dramatically improve, hence improving property values.
 - To have the community on a similar roofing schedule moving forward. There is a large community impact, with an unseen dollar sign, and a lot of work administratively on the office, that can be reduced greatly by condensing roofing projects into one project vs. multiple year roofing projects. Many members went through the re-roof very recently; seems idealistic/beneficial to get remaining residents through the re-roof. Some Board thoughts were that currently it is not necessary as there is no 15-year requirement at this moment in time. Riverwalk definitely would need a loan to accelerate the roofs.
- Patio Items/Items Above Fence Height: Currently Riverwalk’s Governing Documents read: ” Nothing stored or planted on the front or rear patio (except the screening on rear patios and trees or bushes on the front or rear patio) shall extend higher than the fence height on either the front and rear patio or be hung over a fence or screen enclosures without board approval.” This item was heavily discussed by The Board and the residents. This matter will be tabled until the covenants/rules are reviewed.
- Delinquencies: Discussed. This item will not be added to the monthly agenda moving forward. It was reiterated that any owner may make a records request of delinquencies.

Violations

- 6150-3 Sossi – 1. Reckless Driving AND 2. Health, Safety Welfare of Riverwalk Community: Resident was present to discuss with The Board. Much discussion. Chris Abbot motioned to dismiss the fine; seconded by Sharon Orsini. All in favor with the exception of Ron Perholtz who abstained. This agenda item prompted much discussion about driving safely between The Board and Residents. Ron Perholtz and Valerie DeFalco are attending “Coffee with a Cop” next week and we will be discussing driving in Riverwalk as well as requesting additional officers at random to monitor driving within Riverwalk.
- 6151-1 Dyer – Refuse Placed in Common Area Too Early: Board discussed. Dave Huggins motioned to fine; seconded by Sharon Orsini. All in favor.
- 6167-5 Fritz – Personal Property in Common Area(s): Board discussed. Dave Huggins motioned to fine; seconded by Sharon Orsini. All in favor.
- 6167-5 Fritz – Parking in Guest Space when Reserved Spot is Empty: Board discussed. Dave Huggins motioned to fine; seconded by Sharon Orsini. All in favor.
- 6262-3 Alsalous – Bulk Garbage Placed in Common Area Too Early: Board discussed. Dave Huggins motioned to fine; seconded by Sharon Orsini. All in favor.
- 6327-1 Albert – Boat Storage Non-Compliance – Possible Termination: Property Manager requested removed (dismissed). Chris Abbott motioned to dismiss; seconded by Sharon Orsini. All in favor.

Code Enforcement Parking Violations

- 6198-4 Sasser – Expired Registration/Plate: Owner was present to discuss with the board. Chris Abbott motioned to dismiss the fine; seconded by Sharon Orsini. All in favor.
- 6246-8 Florida Davenport LLC – Damaged/Illegible decal Riverwalk decal: Board discussed. Dave Huggins motioned to; seconded by Sharon Orsini. All in Favor.
- 6263-4 Vega - No Decal/Guest pass: Board discussed. Dave Huggins motioned to fine; seconded by Sharon Orsini. All in favor.
- 6263-5 McGuire/Hudson Homes, LLC – Expired vehicle registration decal, letter dated 11/03/2021: Board discussed. Chris Abbott motioned to fine \$100 in total for both fines in lieu of \$200 (this violation and below violation); seconded by Sharon Orsini. All in favor. This prompted another discussion that The HOA does have the right to tow need be.
- 6263-5 McGuire/Hudson Homes, LLC - Expired vehicle registration decal, letter dated 11/17/2021: see above item.
- 6263-8 Brown - Damaged/Illegible Riverwalk decal: Chris Abbott motioned to dismiss the fine; seconded by Dave Huggins. All in favor.
- 6279-4 Andrews – No Decal/Guest pass: Board discussed. Dave Huggins motioned to fine; seconded by Sharon Orsini. All in Favor.

Open Discussion

- Owner of 6183-4 requests more Christmas Lights next year.
- Discussion regarding the Riverwalk Community Garden looking very healthy and being very well taken care of.

Adjournment

- Dave Huggins made a motion to adjourn at 8:14 p.m. seconded by Sharon Orsini. All in favor.