



**RIVERWALK HOMEOWNERS  
ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
6285 Riverwalk Lane, Jupiter, FL 33458 at Pool #2  
Thursday, February 03, 2022 at 7:00pm**

**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. 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 7:01p.m.
- III. Approval of Agenda:** Request from Thomas Curry to add: Safety Training, Break ins, and kudos to The Maintenance Team for bollards installed near 6288-7. Property Manager requests to add property manager's update. Dave Huggins made a motion to approve the February 03, 2022, agenda and Thomas Curry seconded the motion. All in Favor.
- IV. Old Business**
  - a. Board of Directors Meeting Procedures: Reviewed by Thomas Curry. Board will discuss the agenda item, the floor will then be opened up for residents to discuss their comments & questions on that particular agenda item. Please raise your hand. Then the board will deliberate and vote. The goal is to limit some of the back and forth, to keep the meeting effective and moving. Keeping side chatter limited would be appreciated.
  - b. Approval of Previous Board Meeting Minutes: Ron Perholtz noted The Board received the meeting minutes in advance of tonight's meeting for review. Dave Huggins motioned to approve the minutes; seconded by Chris Abbott. All in favor except Dave Huggins who abstained from the vote.
  - c. Weir: Ron Perholtz reviewed the importance of the storm drain line (river to lake) including the weir; which prevents Riverwalk from flooding if water is too high in the lake it. If water is high in the lake, it flows out to the Loxahatchee River. Thomas reviewed the steps taken in last several months. Both lines from the weir were CCTV'd (camera). Ron Perholtz, Thomas Curry and Valerie DeFalco have met with Hinterland and walked the property to discuss their proposal and clarify some items specifically. There were scheduling conflicts with Shenandoah, but we anticipate meeting very soon to review their proposal while walking the property. Most of the storm drain line is Concrete, which is excellent news. There is patching required (grout work) along the line, the weir and line from the weir to the lake have suggested to be lined. Both companies have confirmed that Riverwalk is in no immediate danger but needs to make repairs. Riverwalk is properly budgeted to cover the proposal from Hinterland, awaiting second proposal. Discussion between residents and Board. The lining is expected to have a 75-year life. The concrete grout work is a nominal cost. There is discussion to continue and camera the remainder of community storm drain lines as this is an aging community. It may be proposed at a later date to CCTV (camera) the lines every so many years to get out in front of any potential issues. Shenandoah's proposal will be reviewed at next month's meeting
  - d. Oak Tree at 6383-6 Removal: Ron Perholtz reviewed the ~80 to 100 oak tree removal that occurred several years back and reasons why such as the damage to sidewalks, roads and pipes. Ron Perholtz reviewed the laws surrounding tree removal and does not believe The Town of Jupiter can disallow the

removal of said oak tree in Riverwalk and that The HOA/Board can remove trees if it decides to do so. Valerie DeFalco provided an update from The Town of Jupiter. The application is now complete and will head to review; a \$150 review fee will be required. Ron Perholtz confirmed that he will take this case on legally and ensure costs are minimal. Discussion was had amongst the Board regarding the dangers of root pruning and that some oaks do not have enough growing space. Sharon Orsini discussed that the oak trees are beautiful and enhance the value of a home but it cannot be to the detriment of persons/property. Ron Perholtz discussed that The Canopy of oak trees along the main road is very important to the community and that Riverwalk would work to see it is preserved.

- e. Dead/Dying Pine Trees (3) behind 6159 Removal: Update from Town of Jupiter – no cost; application is complete and in review with The Town of Jupiter.

## **V. New Business**

- a. Proposals to Replace Front Entrance Lighting: The ground lighting at the front entrance including the electrical outlet and photocells are either not functioning or in disrepair. Proposals were gathered and discussed by The Board. Chris Abbott motioned to approve The Excel Electric quote; seconded by Dave Huggins. All in Favor.
- b. Additional CAM license: The law requires a licensed CAM in Riverwalk. Ron Perholtz currently has a CAM license and, in the past, has had to take the Property Manager role when it was vacant/abandoned. Believed it is prudent that there is an additional Board member with a CAM license should a scenario arise that the CAM role needs filled, ensuring coverage for Riverwalk. Sharon Orsini motioned to approve Dave Huggins obtaining a CAM license; seconded by Thomas Curry. All in Favor.
- c. Painting Fascia White on Previous Color Schemes during Re-roofing: A homeowner suggested that if a building has an old color scheme the fascia should be painted white to match the current color scheme. Much discussion amongst the board regarding sequencing of the painting/roofing projects and best steps going forward. The Board agreed it is best to paint all fascia white (current color scheme) during the roofing project even if a building has an old color scheme.
- d. Matters of Considerable Concern Document: This is a document that has been circulated within Riverwalk and The Board wanted to discuss the items as it contains some un-factual claims. Reserves here are not required however, Ron Perholtz has created a Capital Asset Savings Fund which outlines when and where money will be spent for capital improvements, this is in essence Riverwalk's Reserves and is available to anyone to view on Riverwalk's website. Ron Perholtz asked if anyone in the audience would take responsibility for the document so it could be discussed and straightened out. The message to The Riverwalk Community is "Be careful what you read; some residents have an ax to grind with The HOA and make things up". Owner 6183-4 expressed that he believes the current Board is doing a great job.
- e. Voicing Concerns at Meetings: Urging residents to try and resolve concerns through The HOA/Board first before involving other authorities so Riverwalk can resolve its problems within.
- f. Adding A Hose Spicket/Lighting to Kayak Area/Boat Ramp: Thomas Curry requested this item at the last board meeting. Discussed that it would be very helpful to add a hose spicket to kayak area for convenience of residents to wash kayaks after use. Believed no permit required to add a water line. Ron Perholtz discussed that lighting should be added as well, preferably to the boat ramp area. Valerie DeFalco received an update from SFWMD regarding procedure; a few forms are required, a site plan of where we propose to make these installations, \$150 fee and Town of Jupiter permit. Owner 6303-6 suggested installing solar lighting. Also, discussed to add a camera to the kayak area. So, to sum up:

add camera and water to kayak area AND water, power & camera to the boat ramp. Need to do more homework on this and revisit next month.

- g. 6198-1 Approval Requested for Impact Glass Not Currently Board Approved: Currently The Board years ago approved clear & LoE 366 if installing impact windows to maintain a uniform look throughout Riverwalk as to prevent a “patchwork look” in the community. Valerie DeFalco passed a physical sample to the Board members of both the LoE 366 and the owner requested impact glass. The owner requesting pointed out that there are different colored windows in Riverwalk currently. This may be true because those owners DID NOT get Board approval. A lot of discussion was had amongst the residents, owner requesting windows and The Board. The Board discussed that the look of the community and consistency is important, and some neighbors may not like the different colors installed. It will be hard for all owners to agree that the color(s) if all different are appealing for everyone. The Board has voted in the past to approve clear or LoE 366 impact windows and that decision remains. The Board discussed that mirrored windows are definitely not permitted. Owner 6183-4 discussed that some windows may not have been approved in the past but it is important to take a stand on the issue. A previous board member was in the audience and recalled that the while he was on the Board LoE 366 was approved and one of the reasons why is because it was standard and least expensive option, and the Board was adverse to approving only the more expensive option as the requirement. Board member Thomas Curry suggested making a grey colored window part of the approved impact window colors. Owner 6279-2 also voiced her concern that she agrees with the concept of uniformity but sees that some is lacking in Riverwalk. Ron Perholtz added that Kevlar is a valid option in lieu of impact windows. Much more discussion amongst residents and Board. Request by owner 6198-1 not approved. However, the general item of impact windows will be on next month’s agenda.
- h. Discontinuing Fax Service: The office suggested removing this service as it is not used. Chris Abbott motioned to approve discontinuing the fax service; seconded by Sharon Orsini. All in Favor.
- i. \*ADDED: Thomas Curry suggested staff (Valerie & both members of The Maintenance Team) taking an off-site dedicated safety class, something that is relevant to their position and duties. Tabled until more information.
- j. \*ADDED: Thomas Curry gave kudos to The Maintenance Team for an excellent job installing the Bollards near 6288-7 which protect the pad mounted transformer which is not the responsibility of FPL. The previous bollards were very old, and one was broken almost completely to the base.
- k. \*ADDED: Thomas Curry wanted to discuss the recent car robberies happening in Riverwalk. Valerie DeFalco distributed the best photos we have of the robber. The robber is checking car doors and robbing from those unlocked. We are looking for a white male about 6’2”; our photos show him wearing a white jumpsuit and a black hat, specific Nike shoes with shocks. Anyone with information as to his identity should reach out to the office.
- l. \*ADDED: Property Manager’s Update: The Maintenance Team completed work at pool 3 including pressure washing the fences, the furniture and brick pavers. The brick pavers were also sealed to keep the deck looking cleaner longer. The Maintenance Team does so much in the community. Valerie DeFalco thanked Thomas Curry for his work and contributions to The Bollards Project completed.

## **VI. Violations**

- a. 6150-4 Guererri – Dog Waste Not picked Up / Health, Safety & Welfare / Nuisance in The Community: Thomas Curry motioned to fine \$100; seconded by Dave Huggins. All in Favor.

- b. 6254-3 Russo – Estoppel Violation(s) Unresolved: Tabled from last month; Owner & Occupant present to discuss. Chris Abbott motioned to dismiss subject to property manager confirming repairs are completed; seconded by Sharon Orsini. All in Favor.
- c. 6263-7 Ungarten – Estoppel Violation(s) Unresolved – Owner gave property manager an update and has been very communicative; he has not been able to get contractor back to complete the work. This item tabled again until next month’s meeting.
- d. 6287-1 Conway – Estoppel Violation(s) Unresolved: Owner let property manager know it has been corrected; property manager confirmed. Sharon Orsini motioned to waive the fine; seconded by Chris Abbott. All in Favor.

**VII. Code Enforcement Parking Violations**

- a. 6150-3 Sossi - No Decal/Guest Pass dated 01-15-2022: Property manager was asked by Occupant to extend parking pass another 2 months; Board declined stating exception would not be made. Chris Abbott motioned to fine \$100 for both violations in lieu of \$200 for both violations; seconded by Sharon Orsini. All in Favor.
- b. 6150-3 Sossi - No Decal/Guest Pass dated 01-20-2022: see above violation.
- c. 6223-1 Harrison - No Decal/Guest Pass: Owner recently received decal. Chris Abbott motioned to waive the fine; seconded by Sharon Orsini. All in Favor.
- d. 6279-5 Barcenas - No Decal/Guest Pass: Owner recently received decal. Chris Abbott motioned to waive the fine; seconded by Sharon Orsini. All in Favor.
- e. 6295-1 Agnos - No Decal/Guest Pass: Owner & Occupant present to discuss. If you live here full time you should have a decal (and have been through The HOA application process). Thomas Curry motioned to dismiss; seconded by Sharon Orsini. All in Favor.

**VIII. Open Discussion:** Owner 6167-3 was present to discuss violation to be heard at March Board meeting. Board discussed parking in another guest space vs. reserved during the day. Chris Abbott motioned to waive the fine; seconded by Sharon Orsini. All in Favor. Sharon Orsini expanded on this item that in a situation where an owner will be away for an extended period of time it is courteous to park the vehicle owned by the person away in the reserved spot as to make guest spaces available to other owners. The Board agreed that the reserved space must be used first overnight. Owner 6287-5 discussed a van in Phase 1 that appears it should not be parking on property due to rules & regs. Another owner at 6279-2 discussed when her guest’s RV/camper was parked on property, and she was asked to remove it. Board president and property manager each saw this RV/camper and agreed that it specifically is not allowed on property due to rules & regs. This owner requested that her guest’s van be allowed to park on property. Owner sited a state law defining different classes of van; Thomas Curry and Ron Perholtz agreed that they would like to see this state law and then the issue would be discussed further. Regarding 6287-5 and request to remove Phase 1 van The Board was given a picture on Riverwalk cell phone to view of said van and agreed that it does not violate rules & regs and may park on property.

**IX. Adjournment:** Dave Huggins made a motion to adjourn at 8:59pm; seconded by Sharon Orsini. All in Favor.