



**RIVERWALK HOMEOWNERS  
ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
6285 Riverwalk Lane, Jupiter, FL 33458 at Pool #2  
Thursday, May 05, 2022 at 7:00p.m.**

**MEETING MINUTES**

- I. Determination of Board Quorum:** Quorum achieved; Board members present at this meeting were President Ron Perholtz, Secretary Chris Abbott, Treasurer Thomas Curry and Director Sharon Orsini. Dave Huggins was not able to attend. 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 7:07p.m.
- III. Approval of Agenda:** Items to add: treasurer's report. Chris Abbott made a motion to approve the agenda; seconded by Sharon Orsini. All in Favor.
- IV. Old Business**
  - a. Board of Directors Meeting Procedures: Thomas Curry reviewed. Introduced Officer John. Three-minute limit for speaking per subject. Please stay on the subject at hand.
  - b. Approval of Previous Board Meeting Minutes: The Board has previously received and reviewed the April 07, 2022 minutes. Motion made by Sharon Orsini to approve the previous board meeting minutes; seconded by Thomas Curry. All in favor.
  - c. Weir: Shenandoah will be starting Tuesday; we anticipate the project to last no more than 2 weeks. Area to be excavated, weir and pipe to be removed. 14 feet down. Roads will be shut down at 4 way stop during the day; opening at night. Cones around equipment. Be mindful, be careful when walking near that area, drive slow. Shenandoah sent a map of detour signs laid out, will post to community. Weather permitting if they will work on Saturday that will be allowed to get the project completed as soon as possible.
  - d. Storm Drain Pipes: a number of cracks and depressions in the street, procedure is to remove concrete to locate the reason why. So far 2 of the 3 reasons why the concrete was cracking were due to roots. The third case revealed a storm drain whose seal had broken and the soil was being sucked into the pipe, which was corrected in the proper manner under the advisement of Shenandoah. Sharon motioned to give Roberto and Jorge a \$500 bonus each for the excellent work they are doing, seconded by Chris Abbott. All in favor. Some of this work will be deferred due to the weir project as not to cause additional traffic concerns in the community.
  - e. Annual Gutter Cleaning: Property Manager is coordinating scheduling a date currently. It will happen sometime this month. Vendor has quite a few other large projects at this time.
  - f. Safety/Security -Turning on fence/patio lights at night, resident cameras: The local Home Depot currently does not have the dusk to dawn bulbs. The Office ordered 50 LED 60-watt equivalent bulbs, warm white available for residents to purchase. Owner 6287-5 suggested bright white; The Board agreed. Office will exchange/return warm white for bright white bulbs. Be mindful that the bases of the bulbs may be different based on the individual fixture, i.e medium base vs.

candelabra base. If your fence light gives off 100 watts, then the back light close to the front door will not need to be on. The goal is to achieve 100 watts of light in the hopes of deterring crime at night whether it is through one fixture or both fixtures. Motion to defer enforcement of lighting due to dusk to dawn bulbs more readily available by Sharon Orsini, seconded by Chris Abbott. All in Favor.

- g. \*Added - Treasurer's Report: Total funds ~\$1.3 million. Riverwalk is in good financial shape. Operating costs are within the yearly budget. The operating account balance has \$240,000 (daily balance, remaining funds swept into "Sweep Account (balance is ~\$1.1 million)" where they earn additional interest. Owner 6223-5 had questions regarding all of the funds being FDIC insured. Property Manager to look into and clarify at next meeting. Questions about reserve accounts, no separate bank account for "reserves". How capital improvements projects are planned and money will be drawn down is available to see on the Riverwalk website via the Capital Asset Saving Funds 11-20-2020 located under Documents → Budgets.
- h. Delinquencies Rising: Concerns, could be trouble ahead. The HOA is handling them with filing liens and letters from the attorney to collect past due balances. \$106,000 currently outstanding however it should be noted that two units comprise ~\$35,000 of delinquencies. In the years prior to 2021 ACH was required by this office; this is no more. Owners are encouraged to utilize bill pay via their bank in which the money is sent from the owners vs. The HOA pulling money from the owner's account. Owners may pay monthly if they choose and this option will be added to the next quarterly newsletter.

## V. New Business

- a. Termites **\*\*\* this item to be discussed after a. Board of Directors Meeting Procedures**
  - i. Vendor(s) present to speak: John Gilbert with DEA Pest solutions here to speak about techniques. Discussed subterranean vs. dry wood termites. Fumigation cannot be done unless all owners in a building agree. The HOA currently has no authority to force compliance for a fumigation. One option is to use tentless fumigation which does not require all owners in a building agreeing however it will not eradicate all of the termites in the unit. John offered to give complimentary inspections. The Office has business cards and will happily share.
  - ii. Discussion Among Owners experiencing this issue – please attend: no feedback here from community
- b. Brick wall behind 6150: Cast brick wall along east side of Riverwalk which is a total of ~1300 linear feet long. Damage to the wall in many places, large section compromised, due to safety concerns it was removed. Temporary wooden fence installed in the interim. Owner who lives behind the wall here to speak about the wall. Feels it is currently unsightly and would like to know the plan moving forward. She stated that while the wall was down there was a very large influx of traffic; hence the temp wooden fence was installed. The brick cast is no longer available. The price to replace with 8 foot tall CBS is \$185 per linear foot. The Board discussed walking the perimeter of the brick wall and deferring this until the next meeting. There are several sections that were replaced with a wooden fence over the years as the wall became compromised. Schedule walk and include Cory Surface.
- c. Speed Bumps in Riverwalk, possibly remove due to concrete damage: Discussion was had that they are falling apart, some believed to be placed in wrong spots, doing damage to cars &

golfcarts. Sharon Orsini discussed that she sees many people driving much too fast. There are some speed bumps that must remain in place, ie. Playground and some other areas. Discussed amongst Board. Random, unnecessary speedbumps to be removed. This motion made by Thomas Curry to remove speedbumps, seconded by Chris Abbott. All in Favor.

- d. Oak Tree at 6335-7, possible removal: Discussed amongst Board. Has damaged the street. The Town came to access. The town of Jupiter came out to access; they suggested we consider the benefits of keeping the tree but we can apply to remove. Fear of foundation cracking the home closest to it. No current complaints from the residents closest to the tree. Discussion was had re root pruning. The town said root pruning is an option for that tree. Root pruning was not an option for the tree at 6383-6 because the pruning would have had to occur within “the critical root zone” which could create a hazardous situation. Sharon is making a motion to remove the tree; seconded by Thomas Curry. All in Favor. Asked to get quotes.
- e. Front Entrance – Revision to North side: Some of the bushes died, should replace. Revision of a more hardy plant. Important to revamp the front entrance. Get quotes for something colorful through a different landscaping company. Speaking of aesthetics, the second turn on the main entrance needs attention as well.
- f. Dog Feces: Much discussion, Sharon Orsini agreed that it is an issue. Property manager frustrated and not sure how to address issue. There are 15 dog stations and much correspondence has been sent via email, billboard and newsletters. Residents were very vocal about being fed up with dog feces in common areas. Discussion about rewarding residents who turn in offenders with some proof. Recommendation is to add DNA testing onto next covenant modification. Property manager to look into the cost. Owner of 6271-5 discussed that she used to reside in a community where they were having this same issue. The dog was issued and required to wear a special tag after DNA testing. The sample was given to The HOA Office (Side note: Valerie jokingly said she was now putting in her resignation). That community adopted DNA testing and the issue improved greatly. Needs more discussion.
- g. Kayak & Boat Agreements: Property Manger discussed that the lowest space is very popular and requested by residents but obviously finite. There has been a lot of money spent over the last ~year (~\$2,000) including new kayak racks, new numbers, new signs and potentially a water source (to cost ~\$6,000). As the racks were being redone it was noted that many owners have not used their kayaks in years (did not have keys for locks and/or combo to kayak lock). Much discussion amongst board. South FL Water Management District denied our request to add more kayak storage racks and there is a wait list of 18 residents for a kayak space. Owner 6223-2 has 2 kayaks and said he has no problem with an increase; he believes that Riverwalk has been significantly undercharging for years. Motion made by Thomas Curry to add hose spigot and raise dues to \$100 for the bottom space, \$50 for all other spaces; seconded by Chris Abbott. All in favor. Boat yard discussion: Covenants require operability test. Discussed that are boats in the boat yard that pass the current requirement of an engine start but it is doubtful that they float. Much discussion amongst Board to raise dues. No changes to dues. Thomas Curry motioned to add operability test which means engine(s) must run, boat must float and can drive to the last dock and back with video provided to The Office showing the boat on the water, owner of the

boat and drive of boat to the last dock in Riverwalk required; seconded by Sharon Orsini. All in Favor with the exception of Chris Abbott.

h. Property Manager's Update:

1. Pool 2 Structural Cracks Repaired - The cost was \$1500 repaired by Pinch-A-Penny. Two of Riverwalk's three pools have required leak tests as of late. The pools are aging and are going to need more maintenance/repair(s). No action needed currently, just an update the Board & community.
2. Stump Grinding – In Progress: some have been completed, some have not. Had to delay this for other priority projects.
3. Palm Trees Leaning at Dock 1: Received 2 estimates. Ron has reached out to SFWMD, but we are getting push back from them; believed SFWMD is liable if the palm trees fall. In preparation if Riverwalk is responsible for the palm trees being relocated Sharon Orsini made a motion to approve the \$2,500 quote; seconded by Thomas Curry. All in favor.

**VI. Violations**

- a. 6150-3 Sossi – Nuisance in Community: Discussed, Sharon Orsini was present in the office to witness the event. Tow sticker slammed aggressively on HOA Office door. Police were called. Sharon Orsini motioned to approve the fine, seconded by Chris Abbott. All in favor.
- b. 6158-7 Puigbo/Herrera - Estoppel Violation(s) Unresolved \$100. Initially when issued 3 months ago the owners communicated that they were correcting the issues. Chris Abbott motioned to approve a \$100 fine and if still unresolved 30 days after fining committee meeting \$100 fine per day; seconded by Sharon Orsini. All in favor.

**VII. Code Enforcement Parking Violations**

- a. 6150-3 Sossi – No Decal/Visitor Pass: Discussed. This issue has been going on for months. Motion made by Sharon Orsini made a motion to dismiss; seconded by Thomas Curry. All in favor.
- b. 6198-3 Downs - No Decal/Visitor Pass: Resident present to discuss. Motion to dismiss made by Thomas Curry; seconded by Sharon Orsini. All in Favor.

**VIII. Open Discussion:** No topics brought up.

- IX. Adjournment:** Thomas Curry motioned to adjourn at 8:53 p.m.; seconded by Chris Abbott. All in Favor.