



**RIVERWALK HOMEOWNERS'
ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
6285 Riverwalk Lane, Jupiter, FL 33458 at Pool #2
Thursday, December 01, 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. 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. The Board of Directors briefly introduced themselves to the community.
- III. **Approval of Agenda:** ***Additions to the Agenda: monthly financials update & clarify lock on gate at Carver that leads to Carver Ave (dog park). Dave Huggins 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. Please come to the meeting podium should anyone in the audience have questions/comments to speak. The goal is to stay on topic and have an orderly meeting.
 - b. Approval of Previous Board Meeting Minutes dated 11-03-2022: Chris Abbott made a motion to approve the 11-03-2022 minutes; seconded by Thomas Curry. All in favor.
 - c. Approval of Previous Board Meeting Minutes dated 11-17-2022: Chris Abbott made a motion to approve the 11-17-2022 minutes; seconded by Thomas Curry. All in favor.
 - d. 2022 Roofing Project: Brief review by property manager & Thomas Curry. Work being done on Building #5; 6 Buildings left to begin tear off. Damages will be taken care of. Reviewed potential damages from firewall in the attic. Discussion amongst members. Daily clean-up is a requirement. Owner 6270-3 complimented the roofing crew that they were doing a great job and had a lot of positive feedback.
- V. **New Business**
 - a. 2023 Proposed Budget: Ron Perholtz reviewed that the roofing project has a slight underestimate due to gutter/painting contracted outside of the roofing bid. Last year's roofing project was inclusive of those items. This item will be reviewed again during the 2024 proposed budget. Thomas Curry reviewed that Riverwalk's financials are strong and cash flow is positive. Major projects being taken on for the next several years (roofing, painting). Dave Huggins made a motion to approve the 2023 Budget; seconded by Sharon Orsini. All in favor.

- b. Clarify lock on gate at Carver that leads to Carver Ave (dog park): Property Manager discussed with Board requirements of new gate. Owner 6223-2 offered to assist as this is his business and he can assist with a new gate. Will coordinate with property manager.

VI. Violations

- a. 6143-2 Ankudinov - Trash Can Left Out: Chris Abbott made a motion to send to the fining committee for a proposed \$100 fine; seconded by Sharon Orsini. All in favor.
- b. 6151-8 Lamar - Person(s) Living in Unit Not Approved: Owner present to discuss the violation; much discussion with the Board. Motion to send to the fining committee made by Thomas Curry; seconded by Dave Huggins. All in favor. The Jupiter Police were called due to the member not following Robert's Rules of Order (Case #: 22304653). Additionally, Dave Huggins made a motion to send a violation for disrupting the Board Meeting & violating Robert's rules of orders; seconded by Chris Abbott. All in Favor.
- c. 6182-2 Tegenova – Vehicle Violation: Chris Abbott made a motion to send to the fining committee for a proposed \$100 fine; seconded by Sharon Orsini. All in favor.
- d. 6183-5 Smith – Refuse Not in Covered Trash Container: Lessee present to discuss. Chris Abbott made a motion to dismiss; seconded by Thomas Curry. All in favor.
- e. 6206-7 Caruncho – Trash Violation: Owner present to discuss. Thomas made a motion to dismiss; seconded by Sharon Orsini. All in favor.
- f. 6222-3 DiCampi - Trash Violation: Chris Abbott made a motion to send to the fining committee for a proposed \$100 fine; seconded by Sharon Orsini. All in favor.
- g. 6254-1 Briggs - Trash Violation: Chris Abbott made a motion to send to the fining committee for a proposed \$100 fine; seconded by Sharon Orsini. All in favor.

- VII. Open Discussion:** Sharon Orsini made a motion to hire a police officer/security guard for every board meeting due to recent behavior at the 2 previous board meetings; seconded by Thomas Curry. All in favor.

- VIII. Adjournment:** Sharon Orsini motioned to adjourn at 7:55p.m.; seconded by Thomas Curry. All in favor.

Approved
Ron Reinholtz, President