



**RIVERWALK
HOMEOWNERS'
ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
6285 Riverwalk Lane, Jupiter, FL 33458 at Pool #2
Thursday, March 02, 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, 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 7:00p.m.
- III. **Approval of Agenda:** ***Item added: 2022 audit. 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 the procedures. Please come to the mic to ask questions or give feedback so one person is speaking at a time. Introduced Officer Mike from Jupiter Police Dept. Robert's Rules of Order discourage crosstalk, encourage an orderly meeting & 3 minutes for anyone to speak.
 - b. Approval of Previous Board Meeting Minutes: Chris Abbott made a motion to approve the previous board meeting minutes; seconded by Sharon Orsini. All in favor.
 - c. 2022 Roofing Project: Valerie reported everything is completed. Owner 6215-5 discussed screen damages; Thomas Curry motioned to correct; seconded by Sharon Orsini. All in favor.
 - d. Sports Court Equipment Storage: Discussed that dock box was ordered and will be here soon. A previously used lock will be rekeyed to match the existing pool key that residents have.
- V. **New Business**
 - a. New Garbage Receptacles: Waste management has dropped off new garbage receptacles which has been a bit confusing. Receptacles need to be marked.
 - b. 2023 Painting: Discussed two quotes received and prior painting vendors used. Downspouts (vertical gutter) color was discussed. A motion was made by Sharon Orsini to keep white downspouts and paint old downspouts white; seconded by Dave Huggins. Ron Perholtz & Chris Abbott voted yes. Thomas Curry voted no. Motion made by Dave Huggins to contract with RCI Painting, seconded by Sharon Orsini. All in favor.
 - c. Property Manager's Update

- i. Gate at Carver: appointment with recommended fabricator.
- ii. Wet check: In progress. Approx half of the community is completed.
- d. ***Item added: Audit: The Company Riverwalk contracted with to complete the annual audit sent an email:

“MASTER AND COMPANY NO LONGER PROVIDES AUDIT, REVIEW, COMPILATION AND TAX SERVICES, EFFECTIVE IMMEDIATELY. FOR THIS REASON WE ARE IMMEDIATELY WITHDRAWING FROM OUR ENGAGEMENT WITH YOUR ASSOCIATION. PLEASE FIND ANOTHER PROVIDER FOR YOUR FINANCIAL SERVICES NEEDS. WE APOLOGIZE FOR ANY INCONVENIENCE.” Accounting Department will be hired moving forward to complete the monthly financials.

VI. Violations

- a. 6143-6 Perna - Front Fence Light Violation: Owner present to discuss. Dave Huggins made a motion to dismiss ; seconded by Sharon Orsini. All in favor.
- b. 6150-1 Hickson - Vehicle Violations - proposed \$200 fine(s): Owner present to discuss. Thomas Curry made a motion to dismiss; seconded by Chris Abbott. All in favor.
- c. 6151-8 Lamar -- Trash Violation(s): Owner present to discuss. Sharon Orsini made a motion to dismiss with the understanding that moving forward trash bags must be in a container in the common areas; seconded by Thomas Curry. All in favor.
- d. 6159-4 Simon - Trash Violation(s): Chris Abbott made a motion to send to the fining committee for a \$100 proposed fine; seconded by Thomas Curry. All in favor.
- e. 6167-2 Kearns - Front Fence Light Violation: Chris Abbott made a motion to send to the fining committee for a \$100 proposed fine; seconded by Thomas Curry. All in favor.
- f. 6167-5 Fritz - Front Fence Light Violation: Chris Abbott made a motion to send to the fining committee for a \$100 proposed fine; seconded by Thomas Curry. All in favor.
- g. 6183-1 Davis - Front Fence Light Violation: Chris Abbott made a motion to send to the fining committee for a \$100 proposed fine; seconded by Thomas Curry. All in favor.
- h. 6198-6 Karlsen - Front Fence Light Violation: Thomas Curry made a motion to dismiss; seconded by Chris Abbott. All in favor.
- i. 6206-6 Scappini - Trash Violation(s): Chris Abbott made a motion to send to the fining committee for a \$100 proposed fine; seconded by Thomas Curry. All in favor.
- j. 6222-2 Henry - Front Fence Light Violation: Chris Abbott made a motion to send to the fining committee for a \$100 proposed fine; seconded by Thomas Curry. All in favor.
- k. 6222-5 Meadows - Front Fence Light Violation: Chris Abbott made a motion to send to the fining committee for a \$100 proposed fine; seconded by Thomas Curry. All in favor.
- l. 6238-6 Silverstein - Trash Violation(s): Chris Abbott made a motion to send to the fining committee for a \$100 proposed fine; seconded by Thomas Curry. All in favor.
- m. 6239-2 Lueders Property LLC - Front Fence Light Violation: Lessee present to discuss. Chris Abbott made a motion to dismiss; seconded by Sharon Orsini. All in favor.
- n. 6246-6 Florida Davenport, LLC - Front Fence Light Violation: Chris Abbott made a motion to send to the fining committee for a \$100 proposed fine; seconded by Thomas Curry. All in favor.

- o. 6247-7 Gilmond - Front Fence Light Violation: Chris Abbott made a motion to send to the fining committee for a \$100 proposed fine; seconded by Thomas Curry. All in favor.
- p. 6255-3 Tsykman - Trash Violation(s): Owner present to discuss. Sharon Orsini made a motion to dismiss; seconded by Thomas Curry. All in favor.
- q. 6262-1 Feuchter - Front Fence Light Violation on 02-12-2023: Chris Abbott made a motion to send to the fining committee for a \$100 proposed fine; seconded by Thomas Curry. All in favor.
- r. 6262-1 Feuchter - Front Fence Light Violation on 02-13-2023: Chris Abbott made a motion to send to the fining committee for a \$100 proposed fine; seconded by Thomas Curry. All in favor.
- s. 6263-1 Woods - Front Fence Light Violation: Chris Abbott made a motion to send to the fining committee for a \$100 proposed fine; seconded by Thomas Curry. All in favor.
- t. 6263-5 Hudson Homes Mngmnt, LLC - Front Fence Light Violation: Chris Abbott made a motion to send to the fining committee for a \$100 proposed fine; seconded by Thomas Curry. All in favor.
- u. 6279-4 Andrews - Front Fence Light Violation: Chris Abbott made a motion to send to the fining committee for a \$100 proposed fine; seconded by Thomas Curry. All in favor.
- v. 6319-6 Conforti – Violation(s) Unresolved - Notice to Repair Fence: Thomas Curry made a motion to table this until next month; seconded by Chris Abbott. All in favor.
- w. 6375-6 Krol - Vehicle Violations - proposed \$200 fine(s): Thomas Curry made a motion to table this until next month; seconded by Chris Abbott. All in favor.

VII. Open Discussion: Owner 6359-6 discussed landscaping concerns.

VIII. Adjournment: Chris Abbott motioned to adjourn at 8:22p.m.; seconded by Thomas Curry. All in favor.

APPROVED BY SECRETARY CHRIS ABBOTT on
4/6/23 