



**RIVERWALK  
HOMEOWNERS'  
ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
6285 Riverwalk Lane, Jupiter, FL 33458 at Pool #2  
Thursday, May 04, 2023 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, and Director Sharon Orsini. Thomas Curry was not present. 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 7:02p.m.
- III. Approval of Agenda:** Chris Abbott made a motion to approve the agenda; seconded by Sharon Orsini. All in favor.
- IV. Board of Directors Meeting Procedures:** Ron Perholtz reviewed. Please stay on topic, all members have 3 minutes to speak on said topic.
- V. Approval of Previous Board Meeting Minutes** Chris Abbott made a motion to approve the agenda; seconded by Sharon Orsini. All in favor.
- VI. Old Business**
  - a. Sports Court Equipment Storage: Marine Dock Box installed and will house equipment for mostly all sports available to play in sports court. The box is locked with the pool key that all residents should have. The box and equipment are under video surveillance should any damages occur, or items go missing.
  - b. 2023 Painting: Painting will commence albeit some owners need wood repair. It would not be equitable to make all owners wait to be painted due to repairs needed by other owners. Questions asked, some answered from the members. Some items property manager to clarify with painting project supervisor.
- VII. New Business**
- VIII. Playground:** Riverwalk's playground will receive brand new equipment along with rubberized mulch and new basketball hoops. This project will come in well under the \$70,000 previously budgeted for the playground.
- IX. Violations**
  - a. 6166-5 Tierno - Estoppel Violation(s) Unresolved: Motion made by Chris Abbott of \$50 per day per day for each type of violation (2 types outstanding: fence caps & screens) until corrected: seconded by Sharon Orsini. All in favor.

- b. 6247-1 Durbin - Unleashed Dog: Motion made by Chris Abbott to table this matter until the June 01, 2023 Board Meeting; seconded by Sharon Orsini. All in favor.
- c. 6263-3 Cazacu - Estoppel Violation(s) Unresolved: Sharon motioned to defer one additional time until the June 01, 2023 Board Meeting and the owner may wait and allow the painters to paint the repair; seconded by Chris Abbott. All in favor.

**X. Open Discussion:** Discussion about speeding in the neighborhood; will request Jupiter PD to come back into Riverwalk and set up in specific areas to catch offenders. Owner 6279-2 added that residents can call the police with a tag number and file an anonymous police report in regards to driving and other concerns regarding safety. Discussions re front entry landscaping & carports requested by 6279-2 owner as items on next month's agenda. Discussion that some units in Riverwalk are prone to mildew on the building; this is the owner's responsibility to clean and language will be added to Governing Documents in the future.

**XI. Adjournment:** Motion made by Sharon Orsini to adjourn at 7:53p.m.; seconded by Chris Abbott. All in favor.

APPROVED  
6/1/23

CHRIS ABBOTT SECRETARY  
CA