



**RIVERWALK  
HOMEOWNERS'  
ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
6285 Riverwalk Lane, Jupiter, FL 33458 at Pool #2  
Thursday, June 01, 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, Treasurer Thomas Curry and Director Sharon Orsini. Property Manager Valerie DeFalco and Dave Huggins (assisting in the office) were also in attendance.
- II. Call to Order:** The meeting was called to order with a quorum present by President Ron Perholtz at 7:00pm.
- III. Approval of Agenda:** Sharon Orsini made a motion to approve the agenda; seconded by Thomas Curry. All in favor.
- IV. Board of Directors Meeting Procedures:** Reviewed by Thomas Curry. This item has been reviewed at every meeting since July 2021. The meeting will be orderly and productive without crosstalk and interjections. All members will have 3 minutes to speak on an item if they choose.
- V. 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.
- VI. Old Business**
  - a. **Playground:** Renovating the playground; many new items have been ordered such as a swing set, spring riders, a see-saw, new basketball hoops, still looking for merry-go-round. Email received that shipping will take until August as of yesterday; the office is working to verify why and expedite as many of the items as/if possible. Initial goal was to have the playground ready by summer for the kids. Will be eliminating the east side wooden playground fence and installing matching black aluminum fence in its place.
  - b. **Sports Court Equipment Storage:** Will place all existing sports court equipment in in box and adding other items such as pickle ball rackets, etc. Surveillance will be placed on box addressing concerns of damages/missing items. Will complete soon. Box will be locked with the same key as the existing pool/sports court key all residents should currently have.
  - c. **2023 Painting:** Into project 4 weeks; 5 buildings have been completed. It is taking ~1 week per building. So far so good, a few small hiccups resolved. The project supervisor should be contacted first with any resident concerns. Email updates are continuing to be sent to all buildings directly involved in the project.

**VII. New Business**

- a. Front Entry Landscaping of Riverwalk: Areca Palms & presumed hedges planted many years ago on north side of community entrance but now very overgrown and not been properly maintained. Discussion about removing the arecas. Motion to remove the areca palms in the front of the community made by Sharon Orsini; seconded by Chris Abbott. All in favor.
- b. Carports: Discussed that the Covenants are very clear that costs related to carport repair and/or maintenance will be billed back to the unit owners of said carport.

**VIII. Violations**

- a. 6191-6 Stanek - Unleashed Dog: Motion made by Sharon Orsini to send to the fining committee for a proposed \$100 fine; seconded by Chris Abbott. All in favor.
- b. 6247-1 Durbin - Unleashed Dog – violation dated 03/01/2023: Motion made by Sharon Orsini to table both this & below violation item based on current HUD complaint; seconded by Chris Abbott. All in favor. Any further violations will result in additional violations. To date the HUD complaint has cost the Association ~\$2,000 in legal fees. Mr. Durbin replied “I will be happy to pay any fees associated with this if I am in the wrong”.
- c. 6247-1 Durbin - Unleashed Dog – two violations dated 04/06/23 & 04/15/23: see above.

**IX. Open Discussion:** More discussion about plants by owner 6279-2 and board. 6151-8 wanted to discuss leasing and occupancy with the board as he is still unclear about the proper process which all residents adhere to. Discussion that the kids can draw on the weir until the hedges are planted which will be soon.

**X. Adjournment:** Motion made by Thomas Curry to adjourn at 8:05; seconded by Sharon Orsini. All in favor.

APPROVED 7/6/23 BY CHRIS ABBOTT

SECRETARY

