



**RIVERWALK  
HOMEOWNERS'  
ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
6285 Riverwalk Lane, Jupiter, FL 33458 at Pool #2  
Thursday, July 06, 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. Treasurer Thomas Curry was not present. 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:** Chris Abbott made a motion to approve the agenda; seconded by Sharon Orsini. All in favor.
- IV. **Board of Directors Meeting Procedures**
- 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: New basketball hoops will be installed soon. Remaining equipment expected arrival date is end of August/September.
  - b. Sports Court Equipment Storage: The box is complete with all equipment needed to enjoy the sports court.
  - c. 2023 Painting: Project is halfway through. Going smoothly.
- VII. **New Business**
  - a. 2022 Audit: Completed. Can be viewed online or copies are available in the office upon request.
  - b. Front Entry Landscaping of Riverwalk: Board agreed not to remove all Arcas; One third of the Areca palms have been removed instead. Quote received to remove all undergrowth/hedges and replace with grass by current landscaper. Board wants to move forward with quote.

## VIII. Violations

- a. 6143-2 Ankudinov - Screen Violation(s) Unresolved – Referral back to Board: Motion made by Sharon Orsini to send to the fining committee for a proposed daily fine starting today of \$100 up to the maximum of \$1000 fine; seconded by Chris Abbott. All in favor.
- b. 6167-6 Addonizio – Breed Restricted Dog: Tenant is now gone. Chris Abbott made a motion to dismiss all three violations; seconded by Sharon Orsini. All in favor.
- c. 6167-6 Addonizio - Unleashed Dog: see above.
- d. 6167-6 Addonizio – Person(s) Living in Unit Not Approved: see above.
- e. 6167-5 Fritz - Screen Violation(s) Unresolved – Referral back to Board: Motion made by Sharon Orsini to send to the fining committee for a proposed daily fine starting today of \$100 up to the maximum of \$1000 fine; seconded by Chris Abbott. All in favor.
- f. 6287-2 Nestor – Screen Violation(s) Unresolved – Referral back to Board: Violation was corrected. Motion made by Chris Abbott to dismiss; seconded by Sharon Orsini. All in favor.
- g. 6319-6 Conforti – Fence Repair Violation(s) Unresolved – Referral back to Board: Motion made by Chris Abbott to send to the fining committee for a proposed daily fine starting today of \$100 up to the maximum of \$1000 fine unless it has been fixed then it will be dismissed; seconded by Sharon Orsini. All in favor.

IX. **Open Discussion:** Audit discussion. Discussion about other local communities' dues; Riverwalk's dues are the lowest seen locally.

X. **Adjournment:** Motion made by Ron Perholtz to adjourn at 7:32p.m.; seconded by Sharon Orsini. All in favor.

APPROVED BY CHRIS ABBOTT, SECRETARY  
8/3/23  
