



**RIVERWALK
HOMEOWNERS'
ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
6285 Riverwalk Lane, Jupiter, FL 33458 at Pool #2
Thursday, August 03, 2023 at 7:00p.m.**

MEETING MINUTES

- I. Determination of Board Quorum:** Quorum achieved. Board members present at this meeting were President Ron Perholtz, Treasurer Thomas Curry and Secretary Chris Abbott. Director Sharon Orsini 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 7:01pm.
- III. Approval of Agenda:** Thomas Curry made a motion to approve the agenda; seconded by Chris Abbott. All in favor.
- IV. Board of Directors Meeting Procedures:** Reviewed by Thomas Curry. Goal is a productive & orderly meeting.
- V. Approval of Previous Board Meeting Minutes:** Chris Abbott made a motion to approve the previous board meeting minutes; seconded by Thomas Curry. All in favor.
- VI. Old Business**
 - a. Playground: New breakaway basketball hoops were installed by The Maintenance Team & Dave Huggins. A variety of new equipment will be delivered soon; anticipating end of August/September. New steel gate keyed to the current pool key will be installed for security purposes at the wooden gate (continues to be damaged) that leads to the dog park adjacent to the playground. Still looking for a merry-go-round.
 - b. 2023 Painting: Currently working at building number 16 of the 22 buildings in project. Have had a lot of support from Benjamin Moore which is the paint being used. Relatively smooth, a few questions & comments from members.
 - c. Front Entry of Riverwalk Landscaping: Completed. Many areca palms removed because they were too close to the homes and/or hanging over patios. Trimmed significantly. All previous ground vegetation was removed and replaced with sod. A lot of positive feedback from the community.
- VII. New Business**
- VIII. Fence Light Violations:** Reviewed. It is in the covenants that the lights on the front fences are required to be on at night (front patio light for end units) and is being strictly enforced due to security concerns. Easy fix: Owners can purchase a bulb called "dusk to dawn" in which if switch to it left in the on position the light comes on ~sunset & off ~sunrise automatically; the bulb costs ~\$10. Thomas Curry made a motion to dismiss all fence light violations issued to date; seconded by Chris Abbott. All in favor. The Office/Board will also begin issuing several warnings to the resident prior to issuing a violation & proposed fining letter.

- a. 6206-6 Scappini
- b. 6214-4 Serino
- c. 6214-6 Netzer
- d. 6215-2 Vickers
- e. 6215-4 Alexander
- f. 6230-1 Matchica
- g. 6238-5 Cannon
- h. 6247-1 Durbin
- i. 6255-4 Bonilla
- j. 6255-5 Warren
- k. 6262-3 Alsalous
- l. 6262-4 Cornerstone Property Management
- m. 6288-7 Orsini

IX. Violations

- a. 6175-3 Bradley - Termination of Boat Storage Space: Owner present, all requirements now met. Chris Abbott made a motion to dismiss the violation; seconded by Thomas Curry. All in favor.
- b. 6238-5 Cannon - Termination of Boat Storage Space: Thomas Curry motioned to allow owner 2 weeks to complete all requirements; deadline is Friday August 18, 2023, if not met boat will be towed out of boat storage yard; seconded by Chris Abbott. All in favor.
- c. 6247-1 Durbin - Unleashed Dog – violation dated 03/01/2023: Owner present. Discussed. Chris Abbott motioned to reduce the three proposed violation (see below) fines from \$300 to \$100; seconded by Ron Perholtz. Thomas Curry abstained. Owner was reminded if his service animal continues to be off leash additional violations will be imposed.
- d. 6247-1 Durbin - Unleashed Dog – two violations dated 04/06/23 & 04/15/23: see above.
- e. 6262-4 Cornerstone Property Management: Estoppel Violation(s) Unresolved –Referral Back to Board: Thomas Curry motioned that the owner will be fined \$50 per day each day the violations remain up to the maximum of \$1000 per item (possibly \$2,000 max for two outstanding violations); seconded by Chris Abbott. All in favor.
- f. 6303-2 Nicolo –Termination of Boat Storage Space: Owner present. Chris Abbott motioned to allow owner 2 weeks to complete all requirements; deadline is Friday August 18, 2023, if not met boat will be towed out of boat storage yard; seconded by Thomas Curry. All in favor.
- g. 6383-6 Ching - Termination of Boat Storage Space: Thomas Curry motioned to allow owner 2 weeks to complete all requirements; deadline is Friday August 18, 2023, if not met boat will be towed out of boat storage yard; seconded by Chris Abbott. All in favor.
- h. 6359-1 Ducar - Screen Violation(s) Unresolved: Thomas Curry motioned that the owner will be fined \$25 per day the screens are not corrected/repared up to the maximum of \$1000; seconded by Chris Abbott. All in favor.

- X. **Open Discussion:** Owner 6287-5 is interested in joining the fining committee. Motion made by Tom Curry for Pegen to become a fining committee member; not seconded. Owner 6271-4 has sidewalk concerns, action will be taken community wide. Owner 6295-1 discussed roofing leak/concerns. Speed Humps suggested by Owner 6343-2.

- XI. **Adjournment:** Motion made by Thomas Curry to adjourn at 8:18p.m.; seconded by Chris Abbott. All in favor.

Chris Abbott was not present to sign.

9/14/23

*Approved
Ron Perholtz Pres.*