



HOMEOWNERS ASSOCIATION, INC.

6285 Riverwalk Lane Jupiter, FL 33448

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I. Determination of Board Quorum:

Quorum achieved; board members present at this meeting were President Ron Perholtz, Vice President Dave Huggins, Secretary Chris Abbott and Treasurer Thomas Curry. Association Manager, Dama Scott, was not in attendance.

II. Call to Order: The meeting was called to order with a quorum present by President Ron Perholtz at 7:03.

III. Approval of Agenda: Thomas Curry moved to add New Rules and Laws for HOA's in the state of Florida for new business. Dave Huggins seconded- Motion carried all in favor.

IV. Board of Directors Meeting Procedures: Reviewed by Thomas Curry. This item has been reviewed at every meeting since July 2021.

V. Approval of Previous Board Meeting Minutes: Dave Huggins made a motion to approve, and Chris Abbott seconded. All in favor.

VI. Old Business:

- a. Playground Progress-Dave Huggins reported that weather has pushed the start to 7/8 and should take about a week to complete.
- b. Roof Project-19 of 25 roofs is completed and weather permitting, should be completed by the end of July. Painters and Gutter company are following behind with screen repair to be done when the other projects are complete. Resident from 6182 stated that vents in several units are not attached to the roof after new roofs were done. Will have roofers check on it.
- c. Round up Treatment in Community-Discussion about the use of being banned in Europe and New Jersey. Suggestions came to find an alternative possibly vinegar based or hand pulling. Residents from 6182-4 has offered to investigate alternatives.
- d. Sidewalk pressure cleaning and painting- Deferred until next meeting.

VII. New Business:

- a. Reorganizational Meeting- Discussion of Dave moving to the position of President since he is very involved in the daily operations going on in the community. New Board will be President Dave Huggins, Vice President Ron Perholtz, Secretary Chris Abbott and Treasurer Thomas Curry. Dave Huggins made a motion and Chris Abbott seconded, all in favor.
- b. Violations- Unit 6223-1 was resolved before the meeting Unit 6255-4 was present and resolved. Chris Abbott motioned to not fine, and Dave Huggins seconded, all in favor.
Unit 6375-6 and 6279-4, Ron Perholtz moved to fine both for \$100 each, Chris Abbott seconded, all in favor.
- c. Sufficient Funds Affidavit Fees- Resident selling unit and Title Company wants form stating funds are available for work being done in the community. Ron Perholtz moved to charge \$100 if they want Riverwalk HOA to fill out forms, Chris Abbott seconded, all in favor. – Approved.

d. Fines Committee name change to Appeals Committee-Rejected by board

e. New HOA Rules and Laws in the state of Florida- Discussion explaining some changes that affect the Community and how to deal with them.

VIII. Open Discussion: Conversation about maintenance team picking up palm fronds and branches around the community when the landscapers are not here.

Adjournment: Ron Perholtz moved to adjourn the meeting and was seconded by Thomas Curry. The meeting was adjourned at 7:45 pm.

Respectfully Submitted, Chris Abbott

Approvals:

Approval of Dave Huggins to President, and Ron Perholtz to Vice President.

Approval of Agenda addition of new Florida Statutes re HOA

Approval of charging \$100 to complete Sufficient Funds Affidavits

Approval of two violations fines