



**RIVERWALK
HOMEOWNERS'
ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
6285 Riverwalk Lane, Jupiter, FL 33458 at Pool #2
Thursday, January 4, 2024 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. Vice President Dave Huggins was not present. Office Manager Ed Muquit was also in attendance.
- II. Call to Order** The meeting was called to order with a quorum present by President Ron Perholtz at 7:01 p.m.
- III. Approval of Agenda** Treasurer Thomas Curry made a motion to approve the agenda; seconded by Director Sharon Orsini. All in favor.
- IV. Board of Directors Meeting Procedures** Reviewed by Treasurer Thomas Curry. This item has been reviewed at every meeting since July 2021. The meeting will be orderly and productive without interruptions. All members will have three minutes to speak on any item they choose.
- V. Approval of Previous Board Meeting Minutes** Chris Abbott made motion to approve. Director Sharon Orsini seconded. All in favor.
- VI. Old Business**
 - a. Playground – Still in negotiations with company. Working on completing everything in one phase to save on costs.
 - b. Office Management Software Update – Minor technical difficulties with emails. February 1, 2024 is the estimated launch date.
- VII. New Business**
 - a. Pool Heater – Ron Perholtz explained that Ferrell gas is currently in the process of pulling permits.
 - b. Wallboard Damage – Newsletter was sent out to all homeowners explaining that drywall debris has fallen through many attics in Riverwalk. The HOA is

advising homeowners for their safety and wellbeing to get an inspection if this is affecting your unit. HOA is not responsible for this damage since it is an interior maintenance issue.

- c. Landscaping Contract – JM Landscaping will be the new lawncare company starting in February. The reduction in cost is substantial. Chris Abbott made a motion to approve the company. Sharon Orsini seconded. All in favor.
- d. Pickleball Event – Chris Abbott made a motion to approve the \$500 budget for the pickleball event. Sharon Orsini seconded. All in favor.

VIII. Violations

- a. 6206-4 Milroy – Homeowner currently is actively working to resolve the issue. Chris made a motion to defer to next month. Sharon seconded. All in favor.
- b. 6215-7 Chase – Homeowner resolved issue. Thomas Curry made a motion to dismiss. Sharon seconded. All in favor.

IX. Open Discussion

- a. Pickleball doors are not locking correctly. The maintenance team will investigate the matter.
- b. Homeowner wants the sidewalk pressure washed for his entire building 6230.
- c. HOA needs to check with Jupiter to see if the tree in front of 6215 is protected and remove it if possible.
- d. Governing documents need to be revisited and reviewed for homeowners who want to use a company provided commercial vehicle. Thomas Curry made a motion to allow 6174-5 to get a visitor pass in the meantime if his vehicle is covered. Chris Abbott seconded. All in favor.
- e. The board will discuss when and how the new roofing project will be handled at the next board meeting.

- x. **Adjournment** – Thomas Curry made a motion to adjourn at 8:05 p.m. Sharon Orsini seconded. All in favor.

APPROVED 1/4/24 BY CHRIS ABBOTT, RIVERWALK
HOA SECRETARY

