



RIVERWALK HOMEOWNERS' ASSOCIATION, INC.
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Thursday, February 6, 2025, 7:00 p.m. at Pool 2

BOARD MEETING MINUTES

February 6, 2025

Call to Order:

The meeting was called to order by Board President David Huggins at 7:00 p.m.

Determination of Board Quorum:

A quorum of the Board was present with David Huggins, Board President, Ron Perholtz, Vice President, Chris Abbott, Secretary, and Sharon Orsini, Director. Thomas Curry, Treasurer Absent. Manager Jordan Nobile was also present.

Approval of Agenda:

Board President David Huggins added JM Landscape Proposal for Tree & Plant Removal & Bulldog Fence Proposals for installing white PVC fencing around 4 irrigation pump stations, behind the office, and at the maintenance area, and cameraing of pipes.

Chris Abbott made a motion to approve the agenda Sharon Orsini seconded. All in favor.

Board of Directors Meeting Procedures:

The board waived going over Board Meeting Procedures.

Approval of Previous Board Meeting Minutes:

Chris Abbott made a motion to approve January 9, 2025, Board Meeting Minutes. Sharon Orsini seconded. All in favor.

New Business:

- a. Rosenbaum contract for rewriting documents and taking new collections. Sharon Orsini made a motion to approve the contract and start the process of the documents, Chris Abbott seconded. All in favor
- b. JM Landscaping proposal to remove palms planted at pool 2 next to fence that divides sports court and pool 2 to prevent further damage to sports court. Chris Abbott makes a motion to approve proposal for \$3,500.00, Sharon Orsini seconded. All in favor.
- c. Proposal from Bull Dog Fencing to replace wooden fence at maintenance area and at the 4 irrigation pump stations and area behind office with white PVC fencing. Proposal total for all fences \$16,150.77. Chris Abbott made motion to approve the fences Sharon Orsini seconded. All in favor.
- d. Town of Jupiter ran camera through pipes.

Violations from Code Enforcement:

- a. 6151-4 4 Violations expired guest pass. Resolved
- b. 6263-1 9 Violations no decal no guest pass (Mercedes) Resolved
- c. 6174-7 3 Violation no decal not authorized to park. Chris Abbott made a motion to fine (3) \$100.00 fines Sharon Orsini seconded. All in favor.
- d. 6183-5 3 Violations no decal no guest pass. Chris Abbott made a motion to fine (3) \$100.00 fines Sharon Orsini seconded. All in favor.

- e. 6262-2 4 Violations no decal no guest pass. Chris Abbot made a motion to defer fine Sharon Orsini seconded. All in favor
- f. 6263-3 4 Violations blocking sidewalk 3 violations guest pass expired Chris Abbott made a motion for \$700.00 (4) \$100.00 violations for sidewalk blocking and (3) \$100.00 violations for expired pass Sharon Orsini seconded. All in favor
- g. 6270-3 14 Violations improper EV charging Chris Abbot makes a motion to fine \$1,000.00 Sharon Orsini seconded. All in favor.
- h. 6391-2 12 Violations expired guest pass. Sharon Orsini made a motion to fine 12 \$100.00 violations. Chris Abbott seconded. All in favor.

Adjournment: Sharon Orsini made a motion to adjourn the Board Meeting Chris Abbott seconded. All in favor. The meeting was adjourned at 7:45 p.m.