



**RIVERWALK
HOMEOWNERS'
ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
6285 Riverwalk Lane, Jupiter, FL 33458 at Pool #2
Thursday, February 01, 2024 at 7:00p.m.**

MEETING MINUTES

- I. **Determination of Board Quorum** Quorum achieved; board members present at this meeting were President Ron Perholtz, Vice President Dave Huggins, Secretary Chris Abbott, Treasurer Thomas Curry, and Director Sharon Orsini. 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 7:00 p.m.
- III. **Approval of Agenda** Vice President Dave Huggins made a motion to approve the agenda; seconded by Treasurer Thomas Curry. 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. Thomas Curry seconded. All in favor.
- VI. **Old Business**
 - a. Playground – Contract is in place and waiting on last piece of equipment to be delivered. The previous installation of 2 phases has been cancelled. The entire installation will happen in one phase.
 - b. Office Management Software Upgrade – Conversion friction occurred, and the new software has been abandoned.
 - c. Pool Heater – 3 phases needed in order to be installed: plumber, electric, and gas.
 - d. Pickleball Event – Saturday February 3rd
- VII. **New Business**

- a. Audit – In progress May 1st
- b. 2024 Roofing — Brilliant Roofing – Last company depending on cost most likely to do the roof.
- c. New Landscapers — J.M Landscaping – New landscapers
- d. Hit & Run – Happened at night near the maintenance shed. The license plate was not visible on camera.

VIII. Violations

Fence Light Violations:

- a. 6359-1 Ducar
- b. 6198-6 Karlsen – Asked for extension to remedy situation. Temporarily wants to use a fixture until electrical issues are corrected. Left to the office managers discretion.
- c. 6271-4 Fulton (**Corrected**)
- d. 6279-4 Andrews – (Corrected)
- e. 6335-4 Gaines
- f. 6254-5 Miller
- g. 6262-5 Tighe

Motion was made by Thomas Curry to send unresolved fence light violation(s) to the fining committee for a potential fine of \$50. Chris Abbott seconded the motion. All in favor.

h. Vehicle Violations:

- i. 6182-2 Newby — Vehicle Violation — Expired License Plates – Director Sharon Orsini motioned to send the violation to the fining committee for a potential fine of \$100. Chris Abbott seconded the motion. All in favor.
- j. 6206-4 Milroy — Vehicle Violation Unresolved — Extension – Resolved as of 1/01/24
- k. 6222-2 Henry — Vehicle Violation — Expired License Plates (Corrected)

IX. Open Discussion

- a. The maintenance team will clear out the excess vegetation across from pool 3
- b. Drywood termites – procedure to share cost – email blast/calling.
- c. Homeowners' commercial vehicles are allowed as long as they are covered with blank magnets or car coverings (7.1.11, 7.1.12, 7.1.13).
- d. Get sidewalk pressure washed.

- x. **Adjournment Sharon Orsini** made a motion to adjourn at 8:00 p.m. Thomas Curry seconded. All in favor.

2/1/24 APPROVED BY: CHRIS ABBOTT

CAH
RIVERWALK HOA SECRETARY