



## **HOMEOWNERS' ASSOCIATION, INC.**

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### **Board Meeting**

Thursday, January 25, 2018

7:00pm at Pool #2

The meeting was called to order with quorum present by Board President Ronald Perholtz at 7:00pm.

Board Members present at this meeting were President Ronald Perholtz, Vice President Stephen Nagy, Treasurer John McOwen, Director Mike Staley, and Director Dave Huggins. Also in attendance were Property Manager Jim Pike and Gail Freese

Motion made by Mike Staley to approve the November 21, 2017 minutes. Seconded by Dave Huggins. All Members were in favor.

Motion made by Dave Huggins to approve the January 25, 2018 agenda. Seconded by Mike Staley. All Members were in favor.

#### OLD BUSINESS:

**Tennis Court Remodeling:** Jim Pike reported that he could not get a concrete company to commit to building or installing an outdoor racquetball court. Mentioned by name eleven different companies had been contacted and had, to some degree, communicated about the project.

**Tree Removal:** FPL has finally agreed to trim back the trees that are in the electrical lines. Once this has been complete, Tree Services will remove the remaining trees needed to be cut down. Also note that the Foxtail palms are scheduled to be planted in most areas this spring.

**Playground Fencing:** We are still waiting for the Town of Jupiter to approve the survey before we can apply for the permit. Note that the fenced area will be extended to meet the existing chain link fence.

#### NEW BUSINESS:

**Tennis Court Revision:** Board reviewed quotes received. Dave Huggins made a motion to accept the Homestar Services quote. Seconded by Stephen Nagy. All were in favor.

**6199-1 Rock Garden:** Motion made by Ron Perholtz to table this request until the next board meeting. Seconded by Stephen Nagy. All were in favor.

**Front Entrance LED Sign:** Installation of the new entrance sign has been completed.

**Certified Pool Operator:** Jim Pike reported that he recently attended a pool operation certification class and will now take on overseeing pool operations and chemical testing. This will save Riverwalk over \$10,000 a year by having our Riverwalk maintenance staff perform the pool maintenance instead of a contracted pool company.

**Palm and Hardwood Tree Trimming:** Two proposals were submitted and reviewed for the yearly tree trimming. Since Orange Tree is substantially less and currently doing a good job with the monthly maintenance, Stephen Nagy made a motion to have them awarded the work. John McOwen seconded. All were in favor.

**Proposed Fines:**

1. 6143-2 Unleashed Dog: Dog photographed running around on SFWMD and Riverwalk property on 01/09/18. David Huggins made a motion send violation to the Fining Committee and fine owner \$100. Mike Staley seconded. All were in favor.
2. 6150-8 Shutter Violation: Ron Perholtz made a motion to send violation to the Fining Committee and fine owner \$100. Dave Huggins seconded. All were in favor.
3. 6159-3 Unleashed Dog: Dog photographed running around on SFWMD and Riverwalk property on 01/09/18. Ron Perholtz made a motion send violation to the Fining Committee and fine owner \$100. Mike Staley seconded. All were in favor.
4. 6207-3 Shutter Violation: John McOwen made a motion to send violation to the Fining Committee and fine owner \$100. Stephen Nagy seconded. All were in favor.
5. 6262-3 Breed Restriction Dog (German Shepherd): Ron Perholtz made a motion to send violation to the Fining Committee fine owner \$100. Mike Staley seconded. All were in favor
6. 6262-3 Lease Without Approval: Tenant was allowed to move into the unit without HOA notification or approval. Ron Perholtz made a motion to send violation to the Fining Committee and fine owner \$100 and also fine owner the \$250 application fee. Mike Staley seconded the motion. All were in favor.
7. 6262-3 Lease Less Than Six Months: Lease stated 1 year but could cancel with a 60 day notice. Ron Perholtz made a motion to send to the Fining Committee and fine owner \$100. Mike Staley seconded. All were in favor.
8. 6270-3 Destruction of Common Area Property (Fence): Homeowner's child was caught on video kicking and removing fence slats. Ron Perholtz made a motion to send violation to the Fining Committee and fine owner \$100, plus \$25 cost to repair fencing. Dave Huggins seconded. All were in favor.
9. 6303-6 Shutter Violation: Ron Perholtz made a motion to send violation to the Fining Committee and fine owner \$100. Mike Staley seconded. All were in favor.
10. 6311-6 Shutter Violation: Ron Perholtz made a motion to send violation to the Fining Committee and fine owner \$100. Dave Huggins seconded. All were in favor.
11. 6343-8 Destruction of Common Area Property (Fence): Tenant's child was caught on video kicking and removing fence slats. David Huggins made a motion to send violation to the Fining Committee and fine Owner \$100, plus \$25 cost to repair fencing. Mike Staley seconded. All were in favor.
12. 6335-5 Dog Waste Not Picked Up: Dog was photographed defecating while being walked on a leash. Ron Perholtz made a motion to forward violation to the Fining Committee and fine owner \$100. Mike Staley Seconded. All were in favor.

**OPEN FORUM:**

- The issue of 2 motor cycles owned by one unit owner in building 6166 was parking in unit owner's space and their cars are utilizing 2 guest spots instead having the motor cycles parked in front of the owner's vehicles. Clarification was that motor cycles must park in front of the vehicle.
- A complaint about the slow speed of the internet was mentioned by two unit owners. Owners will perform a "speed test" and advise the office.

**ADJOURNMENT:**

Motion was made by Dave Huggins to adjourn the meeting at 8:30pm. Seconded by Mike Staley. All were in favor.