



**HOMEOWNERS' ASSOCIATION, INC.**

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Board Meeting  
January 27, 2017  
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, Secretary John McOwen, Director Mike Staley and Director David Huggins.

Motion was made by David Huggins to accept the December 15, 2016 minutes. Seconded by Mike Staley. All Members were in favor.

**NEW BUSINESS:**

**Approval of Agenda:** Motion made by Stephen Nagy to approve the January 27, 2017 agenda. Seconded by David Huggins. All Members were in favor.

**Clubhouse:** It was explained to President Ron Perholtz by our legal counsel that the Board has the ability to make changes to the common areas without the approval of the Membership. These changes were made to the Declaration of Covenants in 2010 when the boat storage area was added. President Ron Perholtz stated that the Board would **not** make this decision and will be sending clubhouse voting ballots to the membership with the annual meeting package. All votes for or against the clubhouse must be received prior to the meeting and will be tallied at that time.

**Tree Removal:** This project should be completed within two months. There are also several trees that are entangled in the powerlines and will be addressed by FP&L.

**Sidewalk Repairs:** David Huggins mentioned that equipment could be rented for about \$1,000/day and our maintenance staff can do the repairs for less than \$20,000 total cost.

**Painting Update:** All 11 buildings scheduled for painting have been completed with very few complaints. Jim Pike will be inspecting 3 new buildings each month to insure that the units in the community are in good repair and that no or little repairs are needed when we paint in 2018.

Also, there will be a proposed changes to the Covenants allowing the Board to change the color of the building. This will ensure good paint coverage on the units.

**Damaged Tree Tar Update:** Jim Pike did some research, and was also informed by Rosa at Tree Services, that tree tar is not a good method to preserve a tree that has been damaged and that it is better to allow the tree to heal itself.

### NEW BUSINESS

**Collections:** Ron Perholtz reported that we are being very aggressive with collections and a letter will be sent to owners owing more than \$1000.

**Bike Rack by HOA Office:** We will be installing bike rack between the HOA office and Pool #2.

**Fines:** Proposed fines were discussed and action was decided as follows:

6159-3 Parking on the Grass: Motion was made by John McOwen and seconded by Mike Staley to waive fine. All were in favor.

6143-2 Improper Dog Waste Disposal: Motion was made by David Huggins and seconded by John McOwen to forward to the Fining Committee. All were in favor.

6335-5 Trash Can Left In Street Overnight: Second offense. Motion made by Ron Perholtz and seconded by John McOwen to forward to the Fining Committee. All were in favor.

Letters Presented for Dismissal of Fines: Letters were received from units 6222-1 and 6263-7 requesting waiver of fines for repair to unit that were not completed by the specified deadline. Units were repaired prior to painting. Motion made by Ron Perholtz and seconded by David Huggins to dismiss fines. All were in favor.

**Annual Meeting:** The Annual Meeting is scheduled to begin at 6:30pm on Thursday, February 23, 2017 at the Old Town Hall in Jupiter. Packages including proxies and clubhouse vote will be mailed the first week of February.

**Address Signs:** Silicon glue will be used to install the balance of the address signs purchased for those units that do not currently have them.

### ADJOURNMENT:

Motion was made by President Ron Perholtz to adjourn meeting at 7:45pm. Seconded by David Huggins. All were in favor.