



HOMEOWNERS' ASSOCIATION, INC.

6285 Riverwalk Lane

Jupiter, FL 33458

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www.riverwalkhoa.biz

Board Meeting

Thursday, June 28, 2018

7:00pm at Pool #2

The meeting was called to order with quorum present by Board President Ronald Perholtz at 7:03pm.

Board Members present at this meeting were President Ronald Perholtz, Vice President Mike Staley, Secretary Cory Surface and Treasurer Pegeen Kelty. Also in attendance were Property Manager Jim Pike and Gail Freese. Director David Huggins was absent.

OLD BUSINESS:

Motion made by Pegeen Kelty to approve the May 24, 2018 minutes. Seconded by Cory Surface. All Members were in favor.

Motion made by Mike Staley to approve the June 28, 2018 agenda. Seconded by Pegeen Kelty. All Members were in favor.

Update on Legal Case:

- Ron Perholtz reported that Riverwalk is actively pursuing collection against unit 6143-2 on appeal.
- Becker and Poliakoff has file a case to collect the balance of attorney fees and was offered \$10,000 to settle (which they declined). If B&P loses their case against Riverwalk they will not receive the balance of attorney fees. Ron stated that Riverwalk was misled by B&P about recovery of attorney fees in addition to making many error in this case.

Old Mailbox Replacement: Jim Pike reported that there are 16 mailboxes that should be replaced at a total cost of \$20,800. Proposal is tabled until next Board Meeting. Tom Albury will researching further and provide additional information.

Roofing: Ron Perholtz reported that other associations have advised him that roofing costs have doubled reserve estimates due to new building codes. Jim will be looking into costs of reroofing with shingles and metal roofing material. We will also be looking at how these increased costs will affect the reserves.

Project Status:

- Playground Fence: Jim Pike reported that all the money paid to the contractor has been refunded. Nothing further will be done until (or if) the contractor removes the existing fence.
- Tennis Court Revision: Cory Surface reported that the plan are ready for permit submission.

NEW BUSINESS:

Setting Unit Occupancy in Rules & Regulations: Palm Beach County has guidelines that outline the number of people in a bedroom per square foot. Jim Pike suggested that the Riverwalk Rules and Regulations be amended to add these guidelines. Ron Perholtz made a motion to defer this discussion. Cory Surface seconded. All were in favor.

Fence Along Riverwalk Lane: Jim Pike reported the Town of Jupiter (TOJ) is conducting a feasibility study of replacing the remainder of Riverwalk’s wood fencing with concrete similar to our existing concrete fence. The cost would be split 1/3 Jupiter, 1/3 Riverwalk and 1/3 Cinques Avenue.

Unit owner of 6287-3 requested permission to paint the sidewalk in front of building 6287. Mike Staley made the motion to approve the request. Cory Surface seconded the motion. All were in favor.

Unit owner of 6270-6 submitted a written request to have plants placed behind his unit to prevent the landscaping company from damaging his unit. This request was denied. However, the unit owner will be advised that he would be permitted to put planting, stones or paver against his unit to prevent this type of damage from recurring.

Fines for Board Discussion:

Unit #	Description of Fine	Recommendation by Board	Motion		
			1 st	2 nd	All?
6167-5	Personal Items in Common Area	Forward to Fining Committee	RP	MS	All
6262-1	Repairs Not Completed within 90 Days	*Forward to Fining Committee	PK	CS	All
6246-1	Repairs Not Completed within 90 Days	*Forward to Fining Committee	PK	CS	All
6246-3	Repairs Not Completed within 90 Days	*Forward to Fining Committee	PK	CS	All
6230-7	Repairs Not Completed within 90 Days	*Forward to Fining Committee	PK	CS	All
6199-6	Repairs Not Completed within 90 Days	*Forward to Fining Committee	PK	CS	All
6207-5	Repairs Not Completed within 90 Days	*Forward to Fining Committee	PK	CS	All
*Recommend initial fine of \$100 per violation. If repair is not completed within 2 weeks an additional \$100 per day will be added until unit is repaired.					

OPEN DISCUSSION:

Candice Young:

- Issue with contractors
- Mold Control for pool decks 9\$/gal. at Home Depot.

Cory:

- Dock & Board Repair

Jim Pike

- Reported that Riverwalk passed pool inspections.

ADJOURNMENT:

Motion was made by Dave Huggins to adjourn the meeting at 8:55pm. Seconded by Cory Seconded. All were in favor.