HOMEOWNERS' ASSOCIATION, INC.
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Board of Directors Meeting
Thursday, September 10, 2020
7:00pm at Pool #2

The meeting was called to order with a quorum present by President Ron Perholtz at 7:02pm.

Board Members present at this meeting were President Ron Perholtz, Vice President David Huggins, Treasurer Pegeen Kelty, Secretary Cory Surface, and Director Chris Abbott. Valerie DeFalco and Gail Freese were also in attendance.

Approval of the Agenda: Dave Huggins made a motion to approve the September 10, 2020 agenda. Seconded by Cory Surface. All were in favor.

OLD BUSINESS:
Dave Huggins made a motion to approve the August 27, 2020 minutes. Cory Surface seconded the motion. All were in favor.

Roofs:
    Roofing Consultant: Ron reported that the Roofing Consultant Riverwalk chose would not agree to the changes made by the HOA to his contract. As a result, John Mulleavey with Rooftec was contacted and an agreement was entered into with him.
    Dues Impact: Ron stated that there would be no dues impact and an analysis is available for review.
    Financing: CenterState is offering a 3.5% frozen rate for a loan up to 11 years.
Storm Drain Grate: Gator Welding's quote was reviewed by the Board. Gator Welding advised us that the material quoted was not adequate for the replacement grate needed. Valerie will solicit additional quotes with the correct material.
FPL Light Pole Near Boatyard: The light pole by the Boatyard has been addressed by FPL and is currently working.

NEW BUSINESS:
Covenants Modifications: Ron Perholtz explained that the amendment changes to the Covenants have been finalized and will need the majority of the Membership to vote "yes" on the roof amendment before we can move forward with metal roofs. Since the roofing changes needed to be made, it was decided to include other changes that had been previously discussed. All Covenant changes have been completed, reviewed by our Attorney and will be mailed out next week.
Manager's Report:
    Golf Carts: Two of the Riverwalk golf carts needing service are currently being repaired.
    Kayak Area: Some of the kayak racks are in disrepair and are being addressed by our maintenance team.
    Planting Request: Homeowner in building 6150 sent a written request to plant hibiscus behind her unit on the common area. Request was granted by the Board.

VIOLATIONS:

<u>6267-5 Pets Over Maximum Limit</u>: Dave Huggins made a motion to fine the homeowner $100 and forward to the Fining Committee. Seconded by Chris Abbott. All were in favor.

<u>6267-5 Unit Repairs Performed Without Permit</u>: Dave Huggins made a motion to fine the homeowner $100 and forward to the Fining Committee. Seconded by Chris Abbott. All were in favor.

<u>6267-5 Health & Safety Violation</u>: Dave Huggins made a motion to fine the homeowner $100 and forward to the Fining Committee. Seconded by Chris Abbott. All were in favor.

OPEN DISCUSSION:

<u>More Than One Pet</u>: A complaint was received that some homeowners have more than two pets. Valerie recommended that owners take pictures. Ron commented that homeowners need to act and report individuals to the HOA if they are aware of someone with more than two pets.

<u>Proxies</u>: Valerie requested that homeowners turn in their proxies into the office either by hand delivering them to the office or by email.

<u>Pool Furniture</u>: Homeowner requested chairs be cleaned and additional tables be added. Valerie will address this request.

<u>Pool Lighting</u>: Pegeen is researching options to add lighting to pools.

<u>Court Lighting</u>: Homeowner requested having the Sport Court lighting be turned off at night. Ron reported that we could not do this due to security.

<u>Playground Lighting</u>: RoseAnne Nappi requested the playground lighting be fixed. Valerie stated that the pole does not belong to Riverwalk and that she will contact FPL.

Dave Huggins made a motion to adjourn the meeting at 9:20 pm. Seconded by Chris Abbott. All were in favor