

REGULAR MEETING

DATE & TIME: WED 24 FEB 2021 at 7:30 p.m.

LOCATION: Zoom (Details available at RiverwalkAtSunrise.com > Meetings)

AGENDA

1. Call to Order at: [7:32 p.m.](#)
2. Present: [Evie \(P\), Ana \(VP\)](#).
3. Notice of Meeting: [Email, Posted to website](#)
4. MOTION to waive reading and adopt the meeting minutes from 20 JAN 2021.
 - a. Motion: [\(P\)](#); Second: [\(VP\)](#); Discussion; Voice Vote: [none opposed](#);
5. CURRENT BUSINESS:
 - a. **Landscaping the Main Entry:** Our next steps are to get pricing and then approve the work.
 - i. Manager meeting with two (2) landscape vendors this week; has already obtained one (1) bid, but the bid was not correct to specification. Manager sent corrections and requested updated bid on MON 22 FEB 2021.
 - b. **Monument Restoration:** The Monument Bid (attached) was received. Following Hurricane Wilma in 2014, previous management for the Association had an aluminum cover attached to the pre-existing granite using special screws. The granite beneath cannot be repaired and must be replaced. **COST = \$13,338.00**
 - i. Management's recommendation is to delay this (for now) until roof repairs are completed.
 - ii. [\(P\) – Wait and replace later or find another option to repair.](#)
 - iii. [Manager to research other solutions. Potentially sprinklers hitting sign.](#)
 - c. **Roof Repairs:** MOTION to authorize the Manager to sign the documents for the following roof repairs to be completed by Universal:
 - i. 129 - \$920.00; and 131 - \$1,440.00; and 215 - \$1,180.00; and 225 - \$880.00
 - ii. For a total of: \$4,420.00 in the aggregate
 - iii. MOTION by: [\(P\)](#); Second: [\(VP\)](#); Discussion; Voice Vote: [none opposed](#);

- d. **Repairs resulting from roof leaks:** MOTION to authorize the Manager to sign the documents for the following repairs that resulted from roof leaks to be completed by Albo Group:
- i. 215 - \$1,100.00; and 130 - \$800.00; and 138 - \$1,250.00
 - ii. For a total of \$3,150.00 in the aggregate
 - iii. MOTION by: [\(P\)](#); Second: [\(VP\)](#); Discussion; Voice Vote: [none opposed](#);
- e. **APPLICATIONS:** <<SENT TO BOARD VIA EMAIL due to privacy matters>>
- i. MOTION to approve the tenant application for 122 by: [\(VP\)](#); Second: [\(P\)](#); Discussion; Voice Vote: [none opposed](#);
 - ii. MOTION to approve the buyer application for 205 by: [\(P\)](#); Second: [\(VP\)](#); Discussion; Voice Vote: [none opposed](#);
- f. **ARCHITECTURAL MODIFICATION REQUESTS:**
- i. MOTION to approve the Architectural Modification Form as modified and updated by Owner of 198 from the Meeting on 20 JAN 2021 by 198 by: [\(P\)](#); Second: [\(VP\)](#); Discussion; Voice Vote: [none opposed](#);
 - ii. MOTION to approve the Architectural Modification Form as presented by Owner of 138 and emailed to the Board of Directors by: [\(P\)](#); Second: [\(VP\)](#); Discussion; Voice Vote: [none opposed](#); [Contingency: Must match color of existing according shutters in the community.](#)
- g. **LEVIES:**
- i. MOTION to levy the cost of sprinkler repair(s) at 228 against the ledger of the homeowner in the amount of \$275.00. Manager has spoken to homeowner and no objection was raised. Motion by: [\(P\)](#); Second: [\(VP\)](#); Discussion; Voice Vote: [none opposed](#)
6. NEW BUSINESS
- a. MOTION to adopt the Architectural Modification Form and provide via PDF and as an electronic form on the Association's website at RiverwalkAtSunrise.com by: [\(P\)](#); Second: [\(VP\)](#); Discussion; Voice Vote: [none opposed](#);
 - b. MOTION to adopt the Violation Notice by: [\(P\)](#); Second: [\(T\)](#); Discussion; Voice Vote: [Abstain](#);
 - c. Discussion – Board Responses; Nothing should require more than 48 hours unless you are on vacation.
 - d. Rules & Regulations – The Association should consider some type of policy and enforcement scheme that will clean-up the fronts of some homes while also addressing the concerns of

- members. Management has receive five (5) complaints about guest parking since 01 JAN 2021.
- e. Fining Committee – The Association should consider adopting a fining committee of not more than three (3) members who are not Board Members, their relatives or people who live with them. Fining is an exceptional enforcement tool that generates revenue for the Association. Fines can range from \$0.01 to \$100 per day or incident. Fines are levied by the Board of Directors.
 - f. MOTION to approve legal fees from the offices of Steven Valancy, Esq. in the amount of \$2,550.00 for the easement agreements with the Owners at the main entry by: [\(P\)](#); Second: [\(VP\)](#); Discussion; Voice Vote: [none opposed](#);
7. **MEMBER CONCERNS:**
- a. **181 – Ms. Ana Esparragoza** — Request to eliminate \$100.00 in late fees.
 - i. Manager will present facts relevant to the matter.
 - ii. The Member will receive three (3) minutes to speak uninterrupted.
 - iii. Manager will present options and recommendation.
 - iv. Board will determine a motion and vote accordingly.
8. MOTION to set the next Meeting Date for TUE 30 MAR 2021 at 7:30 p.m., local time via Zoom.US by: [\(P\)](#); Second: [\(VP\)](#); Discussion; Voice Vote: [none opposed](#);
9. MOTION to adjourn by: [\(P\)](#); Second: [\(VP\)](#); Discussion; Voice Vote: [none opposed](#);
- a. Adjourned at [9:09 p.m., local time.](#)

CERTIFIED:

Ana Politano

13 APR 2021

Ana Politano, Secretary

Date