

REGULAR MEETING

Table with meeting details: Date (WED 20 JAN 2021), Time (7:30 p.m.), Location (www.Zoom.US), Meeting ID (985 9642 7207), Addenda (Payment Policy, Meeting Schedule), Meeting Passcode (6 8 0 6 6 1).

All parties on the call shall keep their microphone muted unless they are speaking.

LINK: https://zoom.us/j/98596427207?pwd=UGIXWUNBbHVGVFBUZGhKQkR4MEdMUT09

AGENDA

- 1) Call to Order by President Evie Guzman at: 7:49 p.m., local time
2) Establish Quorum of Board: [x] President; [x] Vice-President & Secretary; [] Treasurer
3) Notice of Meeting (Manager & President)
4) Prior Meeting Minutes — Will be adopted into Association’s Official Records in February 2021 due to the short amount of time Management has had turn-over files from prior management firm.
5) Current Business:
a. Transition Status
b. Financials Status
c. Playground Status – Evie received plans; she is submitting permits.
d. New Attorney – No monthly fees.
e. FPL -
f. COVID 19 — Pool & Community Room closed.
6) New Business:
a. Landscaping Discussion — Main entry needs a major landscaping overhaul. Manager would like to know which approach to take: 1) Design and get pricing; or 2) Set budget for project and design within the budget? Matt to set the design, get approval, and then get quotes.
b. Violations Discussion — Management is inquiring how the Association seeks to enforce its Documents. What process(es) have been applied to achieve remedy? Management is unaware of any current/open/ongoing Violation(s) against any Parcel within the Property.
c. MOTION to adopt the attached PAYMENT POLICY as and addendum to the Rules & Regulations of the Association by: Evie; Seconded by: Ana; Discussion; Voice Vote: None; Motion is: adopted.

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MANAGED BY

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Riverwalk at Sunrise Homeowners Association, Inc.

100 — 268 Riverwalk Circle | Sunrise, Florida 33326

- d. MOTION to waive \$80.00 in late fees for 181 Riverwalk Circle by: ____; Second by: ____; Discussion; Voice Vote: ____; Motion is ____; Tabled by abstention
 - e. Guest Parking Regulations – Several Members have expressed concerns to Manager about Guest Vehicles. Does the Association need to add/modify Guest Parking Procedures? Does the existing policy need to be enforced? *(If yes, best practice?)* Table pending review of governing docs and develop a more reasonable policy.
 - f. Fining Committee Certificate – Does the Association have a desire to have a Fining Committee? (Manager has a Fining Committee Certificate and Notice of Violation already approved by Association’s Attorney.) Step 1 – Ask Members who might be interested; Come up with Rules & Regulations based upon Matt’s boilerplate.
 - g. 2021 Meeting Schedule – See the attached schedule of meetings. Please advise if the regular meetings should be altered at all? Matt J to ask for meeting dates.
 - h. Board Vacancies – Management recommends a Call for Volunteers to serve on the 2021 Board of Directors. MJ to send desired talents list for Board to review and then send email to Members soliciting volunteers.
 - i. Master Association – This is a budget line item of roughly \$18,000.00 per year. What do Members get in return for this? Manager requests authorization to pursue the matter.
 - i. Directive to Manager to not pay the 84TH Street Organization until it is clear what the funds are paying for;
 - ii. Resolution may be needed; MJ to talk to Attorney Valancy regarding discovery.
 - j. 2021 Goals – What are the goals of the Association for 2021?
 - i. Finish playground
 - ii. Cabana bathrooms remodel
 - iii. Entry landscaping
 - iv. Monument repair (main entry sign)
 - v. Trash enclosures or landscape screening along with a trash/recycling storage policy
 - vi. Speeding vehicles – put up signs // Guest Parking signs
 - vii. Rain gutters on all buildings
 - viii. Complete Roof Repairs – Matt J to send email to all owners requesting new info on leaks
 - ix. Building Painting – Matt J has requested quote
- 7) Member Concerns:
- a. Architectural Request Form: 198 Riverwalk Circle > Windows Approval



- b. Motion to approve all windows to be Colonial Style Single-Hung or Double Hung widows and to approve the “eyebrow” window over the main entry door. Horizontal Rollers cannot be permitted at this time. BY: Evie; Second: Ana; Voice Vote: None Opposed; Motion is adopted.
- 8) Next Meeting: Tuesday, February 09, 2021 at 7:30 p.m. via Zoom.us.
- 9) Motion to adjourn by: Evie; Seconded by: Ana; Voice Vote: None Opposed;
- a. Meeting is adjourned at: 8:55 p.m., local time.

CERTIFIED:

Ana Politano

24 FEB 2021

Ana Politano, Secretary

Date