

REGULAR MEETING

DATE & TIME: Wednesday, April 28, 2021 at 7:30 p.m., local time

LOCATION: Zoom (Details available at [RiverwalkAtSunrise.com](https://www.RiverwalkAtSunrise.com) > Meetings)

AGENDA

1. Call to Order at: [7:34 p.m.](#)

2. Present:

| **X** | (P) Guzman | **X** | (VP) Esparragoza | **X** | (S) Varela | **X** | (T) Grandi | **X** | (D) Senises

3. Notice of Meeting: [_____](#)

4. *MOTION to waive reading and adopt the meeting minutes from 25 FEB 2021.

MOTION
VP

SECOND
P

VOICE VOTE
None Opposed

MOTION IS:
Adopted

5. *MOTION to waive reading and adopt the meeting minutes from 13 APR 2021.

MOTION
P

SECOND
S

VOICE VOTE
None Opposed

MOTION IS:
Adopted

6. CURRENT BUSINESS:

a. Landscaping the Main Entry —

i. Step One: Easement Agreements —

1. 140 has signed the easement agreement and work is nearly completed.
2. 268 has signed the easement agreement but work hasn't been scheduled.
3. 266 has **not** signed the easement agreement.
4. 264 has **not** signed the easement agreement.

ii. Step Two: Work is nearly completed at 140 Riverwalk Circle.

iii. The Association cannot start work on the south side of the main entry until easement agreements have been signed by units 266 and 264 or until they are rejected in writing at which time the Association will proceed to landscaping at 268.

b. Monument Restoration

- i. Quote #1 – Complete restoration to granite from Art Sign Co, Inc. \$15,000.00
- ii. Quote #2 – Restore only the background from Art Sign Co, Inc. \$9,978.00
 1. Difference between quotes is \$3,360.00
 2. Management recommends finding additional quotes/vendors.

c. Building Painting

- i. Quote requests have been sent out with an open scope of work.
- ii. *Evie to send Matt J contact information for another vendor.*

- d. Bathroom Cabana Remodel
 - i. Has started and is well underway. Floor and wall tiles have been installed already.
 - ii. Anticipated completion date of MON 17 MAY 2021.
 - e. New Playground / Tot Lot
 - i. Demolition to commence on THU 29 APR 2021.
 - ii. Permits are under review at City (still) and we are hoping to have them issued by 10 MAY 2021.
 - f. Board Member Certifications – are completed and up-to-date.
 - g. Roof Repairs –
 - i. 2021 Annual Budget was \$24,000.00;
 - ii. 2021 YTD Spending is \$27,400.00; \$3,400.00 over what was budgeted.
 - iii. With the rain the week of 19-23 APR 2021 no roof leaks were reported in any home.
 - iv. Spending in this category should be completed and it should be noted that **numerous** repairs were requested months before Metropolitan took over management.
 - v. Roof repairs **are not** something that can be delayed or discarded.
 - h. IRRIGATION REPAIRS
 - i. Irrigation repairs that were performed on 5 – 6 APR 2021 cost
 - ii. Some Occupants did not leave their gates open or refused to let the Irrigation repair technicians in, so the Association now needs to spend an additional \$1,560.00 to complete repairs. Technicians **did not** record house numbers as requested, but will do so if this happens again so the Association can levy fees against the homes that refuse entry into the backyard.
 - iii. There are three (3) zones that are not working.
 - iv. MOTION to approve \$1,560.00 to complete irrigation repairs **with the contingency that any home who denies entry must be provided to the manager and identified by the home number.**
- | | | | |
|--------|--------|--------------|------------|
| MOTION | SECOND | VOICE VOTE | MOTION IS: |
| P | VP | None Opposed | Adopted |
- i. Palm Trees were trimmed 25 MAR 2021. Management recommends doing this in JAN 2022 instead of March next year.

7. NEW BUSINESS:

- a. Pressure washing of pool deck, sidewalk, coping, et. al.
i. Quote is for \$400.00. Tabled to be done with entire community after Tot Lot.

MOTION	SECOND	VOICE VOTE	MOTION IS:

- b. Pressure washing of entire community – all sidewalks, curbs, gutters.
i. Quote is for \$2,100.00.
ii. Management recommends tabling this until after the Tot Lot is built.
- c. New Cabana exterior lights.
i. Motion to approve \$800.00 to install new pool lights and Option #_____.
ii. Motion to table indefinitely.

MOTION	SECOND	VOICE VOTE	MOTION IS:
P	S	None Opposed	Tabled

- d. Pool Closure —

8. MEMBER CONCERNS:

- a. 214 – Claudia Mathias: Trash clean-up after totes are emptied.
i. This to be added to janitorial services.
- b. 181 – Ana Esparragoza: Wants her hedges trimmed by Association's landscaper.
i. Management Note: The Association either does everyone's hedges or no one's. There is an exception in the Declaration for the hedges near the main entry.
ii. The Association is looking into including once/month hedge trimming for all homes and will include it in the scope of work for new landscaping service to commence on 01 JAN 2022.

9. NEXT MEETING: Wednesday, May 26, 2021 at 7:30 p.m., local time

10. MOTION to adjourn.

MOTION	SECOND	VOICE VOTE	MEETING ADJOURNED AT:
P	VP	None Opposed	8:44 p.m.

CERTIFIED:

Alfredo Varela

26 MAY 2021

Alfredo Varela, Secretary

Date