

REGULAR MEETING

DATE & TIME: Wednesday, MAY

26, 2021 at 7:30 p.m., local time

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

AGENDA

1. Call to Order at: [7:38 p.m.](#)

2. Present:

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

3. Notice of Meeting: [Bulletin board at pool; website](#)

4. *MOTION to waive reading and adopt the meeting minutes from 28 APR 2021.

MOTION
President

SECOND
Director

VOICE VOTE
No Objections

MOTION IS:
Adopted

5. CURRENT BUSINESS:

a. Landscaping the Main Entry — SOUTH SIDE (Unit #268)

- | | |
|--|-------------|
| 1. Bamboo Landscaping (did the north side) | \$ 8,725.00 |
| 2. Top Yards | \$11,480.00 |

MOTION TO APPROVE Option #_ to proceed.

MOTION

SECOND

Discussion/Voice Vote

MOTION IS:

b. Monument Restoration (*Continued from previous meeting*)

- | | |
|---|-------------|
| i. Art Sign Co., Inc. – Granite | \$15,000.00 |
| ii. Art Sign Co., Inc. – New Background ** | \$9,978.00 |
| iii. Miami Super Signs Corporation – PVC** (Grey, Flat) | \$1,642.45 |

** *Would require Architectural Alteration Approval by Members*

c. Building Painting (*Continued from previous meeting* – **no change**)

- i. Quote requests have been sent out with an open scope of work.

d. Bathroom Cabana Remodel

- i. Nearly completed. A few delays due to incorrect spacing in stall doors from vendor.
ii. Waiting on doors from Home Depot.

e. New Playground / Tot Lot

- i. Demolition completed.
ii. Plans are still under review at City of Sunrise.
iii. Discussion on expediting methods: 1. Talk to City; 2. Reach out to City Commissioner?

- f. Roof Repairs –
 - i. Repairs were \$3,000.00 over budget, which was drawn from 2020 Surplus;
 - ii. 05.17.2021 – Repair at #174 had to be authorized for \$1,540.00. These funds will be taken from the \$18K the Association is no longer paying to the other Association.
 - g. IRRIGATION REPAIRS – Awaiting final invoice with house numbers they were not able to enter the backyards of. **All sprinklers should now be working properly.**
 - h. FOLLOW-UPS:
 - i. Janitorial Staff is now picking up any broken glass from waste cans being dumped whenever they are on Association grounds.
6. NEW BUSINESS:
- a. RODENT CONTROL – Management has not received an invoice for this. There are empty rat stations throughout the Association. ***Should management get quotes?***
 - b. WESTON AUTO (TREE ISSUE) –
 - i. Trees on the other side of the wall between 100 – 112 Riverwalk Circle are overgrowing the wall and present a significant threat of damage.
 - ii. Management has reached-out to the management for the other property and they are doing a tree trim next month, but will not trim over our property line(s).
 - iii. ***Management recommends having PREMIUM provide pricing for these trees to be cut on the plane of the wall straight up to ensure the maximum mitigation effort is achieved.***
 - c. 2022 BUDGET YEAR – Management is starting to work on the 2022 Budget. We will be looking into Capital Expenditures (projects) for FY 2022 as well.

7. FINANCE

a. Past-Due Members:

- i. There are three (3) Members with balance past-due of at least 60 days.
- ii. Management is asking for a direction on how the Association would like to address these units as we have exhausted all legal means to do so without further action from the Association. We believe only one of them is a rental unit.

1. OPTIONS:

- a. Collect from tenants if rental pursuant to FS §720.3085
- b. Place a Lien (Recommend Jennings & Valancy, P.A. as they will not bill the Association and will pursue foreclosure at earliest possible convenience.)
- c. Place for Collections (Recommend Jennings & Valancy, P.A. as they will not bill the Association for legal fees.)

Notice to Members: Delinquent Owner information can be obtained through a formal documents request, however, Management will make you come pick up and pay for paper copies. The reason for this is so that the Association does not get sued for Defamation.

8. MEMBER CONCERNS:

a. 166 – Luis: Request for Fence Approval

- i. Management has made recommendations to the owner; Owner has stipulated to those recommendations.
- ii. MOTION TO APPROVE the management-altered plans and issue letter to City:

MOTION

SECOND

Discussion/Voice Vote

MOTION IS:

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

10. MOTION to adjourn.

MOTION

SECOND

VOICE VOTE

MEETING ADJOURNED AT:

CERTIFIED:

Alfredo Varela

30 JUN 2021

Alfredo Varela, Secretary

Date