

REGULAR MEETING

DATE & TIME: Wednesday, June 30, 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: [7:43 p.m.](#)

2. Present:

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

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

4. 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
Director

SECOND
President

Discussion/Voice Vote
Opposed – VP

MOTION IS:
Adopted

b. 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.

iii. 06.28.2021 – Repair at #198 had to be authorized for \$940.00. These funds will be taken from the \$18K the Association is no longer paying to the other Association.

iv. **MOTION to approve repairs for the two (2) homes listed and \$2,480.00.**

MOTION
President

SECOND
Director

Discussion/Voice Vote
None Opposed

MOTION IS:
Adopted

c. FOLLOW-UPS:

i. Janitorial Staff is now picking up any broken glass from waste cans being dumped whenever they are on Association grounds.

ii. Janitorial Staff is now cleaning out Mahogany Leaves from the pool filter when he's on-site.

5. NEW BUSINESS:

a. 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.***

b. 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.

- i. 06.28.2021 — Landscape Bid Requests were sent to more than five (5) vendors the week of 21-25 JUN 2021.
- ii. Association Town Hall — A meeting where MEMBERS get to ask questions about the finances of the Association.

6. MEMBER CONCERNS:

a. ADDED 30 JUN 2021: 127 Riverwalk > Request for elimination of Late Fees of \$150.00.

- i. Owner states she did not receive email, service to door or letter that was mailed and therefore did not know about management change. Payments were believed to still be going to United. **Owner has paid all past-due balances except for \$150.00 in late fees.**
- ii. PRECEDENT: None. Evie: Table; Alfredo: Six Months is a long time – Table;

b. ADDED 30 JUN 2021: 230 Riverwalk > Application Status

- i. BOARD VOTE REQUIRED.
- ii. Motion to approve by Secretary; Second by President; Opposed: None;

7. NEXT MEETING: Wednesday, July 28, 2021 at 7:30 p.m., local time

8. MOTION to adjourn.

MOTION
President

SECOND
Secretary

VOICE VOTE
NONE

MEETING ADJOURNED AT:
9:02 p.m.

CERTIFIED:

Alfredo Varela

28 JUL 2021

Alfredo Varela, Secretary

Date