

## REGULAR MEETING

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

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

### AGENDA

1. Call to Order at: [7:31 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. Roofs – Repairs; 2022 Budgeting and Replacement Scheduling
    - i. [Replacement quote for entire Association or roofs with more than 40% affected units.](#)
      1. [Entire Association;](#)
    - ii. [Including 4" rain gutters as part of the scope of work?](#)
      1. [Yes – include rain gutters;](#)
5. NEW BUSINESS:
  - a. **\*IRRIGATION** (*See attached report*) – **Requires motions from Board.**
    - i. [Step 1 – Cite violations for Architectural Alteration without approval, request that they apply for architectural alteration online.](#)
    - ii. [Step 2 – Premium to provide list of homes with alterations where install has resulted in severed irrigation line.](#)
    - iii. [Step 3 – Please review documents; The Association has easement to go into all backyards.](#)
  - b. **\*LANDSCAPING** (*See attached report*) – **Requires answers/direction from Board.**
  - c. 2022 BUDGET YEAR – In progress
  - d. OWNERS **not** allowing vendors into their backyards for services.
  - e. **\*FINING COMMITTEE** Certificate and Charter (*See attached report*)
    1. Volunteers: 127 — N. Vesga // 204 — J. Garcia // 225 — F. Dymock // 226 — A. Tobar
    2. [Table to next meeting.](#)
  - f. RULES & REGULATIONS — Limitations on Rentals
    1. Question from Manager: Will the Association place a simple and strict limitation as follows: Any unit (or any number of units) may be rented, but only after the purchaser on the Certificate of Occupancy Approval ("COA") has lived in the unit for a period of not less than seven hundred thirty (730) days as evidenced by Homestead Exemption Filing.

g. BANKING CHANGES – Valley National Bank, N.A.

1. **MOTION** to open ICS Accounts as needed to ensure that all funds belonging to the Association are covered by FDIC.

MOTION

SECOND

OPPOSED

MOTION IS

6. MEMBER CONCERNS:

- a. 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 \$75.00 in late fees.**
  - ii. PRECEDENT: None.
  - iii. **The Association will waive not more than three (3) months of late fee(s);**
    - 1. **Motion: President; Second: Secretary; None Opposed; Motion is adopted.**  
**\$75.00 waived.**
- b. **225 Riverwalk > Request for elimination of Late Fees of \$50.00 on 04 JAN 2021.**
  - i. **Motion: VP; Second: Secretary; None Opposed; Motion is adopted.**

7. NEXT MEETING: Wednesday, August 25, 2021 at 7:30 p.m., local time

8. MOTION to adjourn.

**MOTION**  
**President**

**SECOND**  
**Alfredo**

**VOICE VOTE**  
**None Opposed**

**MEETING ADJOURNED AT:**  
**8:58 p..m.**

CERTIFIED:

*Alfredo Varela*

*28 JUL 2021*

Alfredo Varela, Secretary

Date