

MEETING NOTICE

DATE & TIME: Wednesday, August 25, 2021 at 7:30 p.m., local time

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

AGENDA

1. Call to Order at: [7:31 pm](#)

2. Present:

| [X](#) | (P) Guzman | [X](#) | (VP) Esparragoza | [X](#) | (S) Varela | | (T) Grandi | | (D) Senises

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

4. MOTION to waive reading and approve meeting minutes from Meeting dated 25 AUGUST 2021.

MOTION	SECOND	OBJECTIONS	MOTION IS
P	S	None	Adopted

5. CURRENT BUSINESS:

a. Management Status Report — Motions are here. Provided for informational purposes.

b. MONUMENT — At the last meeting Members wanted to get other pricing themselves.

Management has not received any other proposal(s). **How does the board wish to proceed?**

(Adopt a quote or Table?) [Table for next meeting](#)

c. Roofs – Repairs

i. 264/266 Repainting of fascia and re-install of gutter following roof repair. (\$500.00.) (*Photos added to this document.*) On 25 AUG 2021 Manager was advised Members would provide other quotes. As of 28 SEP 2021, Manager has no other quotes. **How does the board wish to proceed?** (Adopt quote or Table?) [Motion to approve: \(S\); Second by \(VP\); None Opposed; Motion adopted.](#)

ii. 212 Riverwalk has reported a leak. Management is obtaining repair quote.

iii. ROOF INSPECTION + REPLACEMENT COST VALUATION + WIND MITIGATION

1. On 29 AUG 2021 Manager received a proposal of costs for each.

a. Replacement Cost Valuation (<i>needed no later than 01 MAR 2022</i>)	\$1,950.00
b. Wind Mitigation (<i>20 Bldgs</i>) (<i>needed as soon as possible</i>)	\$1,300.00
c. Commercial Roof Inspection (<i>20 Bldgs</i>)	\$3,000.00
d. TOTAL	\$6,250.00

2. On 25 AUG 2021 Members stated they wanted to get additional pricing from additional inspectors. As of 27 SEP 2021 the Manager has not received any other bids/pricing. **How does the board wish to proceed?** (Adopt quote or Table?) [Table](#)

6. NEW BUSINESS:

a. **2021 ELECTION**

- i. Bylaws, Page 3, Article III, Section States that 16 DEC is the last day for an Election in any year.
- ii. Bylaws, Page 4, Article IV, Section 2 States that the election shall be noticed 60-days in-advance.
- iii. Quorum is 31; Proxy Voting is permitted; Ballots are not required. (Roll Call)
- iv. **QUESTION #1:** Manager has meetings scheduled that week in December. Can the Election & Annual Meeting be held on SAT 11 DEC 2021 at 4 p.m.? CONFIRMED
- v. **QUESTION #2:** How has the Association handled elections in the past? (BOARD RESPONSES ONLY.)

b. **VIOLATION — Boat in driveway. How does the board want this handled?**

- i. *Declaration, Page 32, Section 19 calls for the towing of the vehicle after 24-hours notice.*
- ii. *Fines (in addition to towing) are permitted. Declaration, Page 37, Article X, Section 3.*
- iii. Manager has texted the Owner of the property and not received a response.

Recommendation of the Manager: (A) Post warning to door; then (B) Cite Vehicle and tow 24-hours later and any time thereafter when boat is on the property;

1. **NOTICE: The Association's Towing Contract must be procured and amended before towing can be performed. If the board implements this procedure now, it will be implemented on ALL HOMES with trailer violations hereafter.**
2. **Motion to approve the recommendations (S); Seconded by: (VP); Objections: None; Motion Adopted.**

c. **FY2022 BUDGET**

- i. Line item review and review of Landscaping company comparison.
- d. Agenda items for the next meeting:
 - i. 208 – Needs a key to pool
 - ii. 208 – Playground – Estimated Completion Date? (8 OCT 2021)
 - iii. 225 - F. Dymock – Needs a new pool key.
 - iv. Ana – Monument & Mailboxes (Painting them?)
 - v. Tree Trim – Trimmers not going into backyards.

Riverwalk at Sunrise Homeowners Association, Inc.

100 — 268 Riverwalk Circle | Sunrise, Florida 33326

7. NEXT MEETING: Wednesday, October 27, 2021 at 7:30 p.m. via Zoom.US

8. MOTION to adjourn.

MOTION P	SECOND VP	VOICE VOTE None	MEETING ADJOURNED AT: 8:26 p.m.
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CERTIFIED:

Alfredo Varela

29 SEP 2021

Alfredo Varela, Secretary

Date



ASSOCIATION MANAGEMENT PARTNERS, LLC

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