

MEETING NOTICE

DATE & TIME: Wednesday, January 26, 2022 at 6:30 p.m., local time

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

AGENDA

1. Call to Order at: [6:30 PM](#)
2. Present:
| [X](#) | (P) J Prigal | [X](#) | (VP) K Heck | [X](#) | (S) Varela | [X](#) | (T) M Hernandez | [X](#) | (D) E Guzman
3. Notice of Meeting: [Website](#)

4. MOTION to waive reading and approve meeting minutes from Meeting dated 27 OCT 2021.

MOTION	SECOND	OBJECTIONS	MOTION IS
S	D	None	Adopted

5. MOTION to waive reading and approve meeting minutes from Meeting dated 15 JAN 2022.

MOTION	SECOND	OBJECTIONS	MOTION IS
D	S	None	Adopted

6. CURRENT BUSINESS:

- a. 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?**

- i. 2021 OCTOBER — Tabled // Manager has received no other quotes since that time.

- ii. The proposals received by the Association are attached hereto. (JUN 2021)*

- iii. (P) – Additional quotes (granite and PVC / Aluminum)*

- iv. C. Mathias – Invest for the long-term; not for the shorter term.*

- v. J. Coppola – Colors – the rest of that which isn't part of the sign.*

- b. CODE VIOLATIONS — TREE TRIMMING / LANDSCAPING

- i. See attached report and timeline.

- c. IRRIGATION SYSTEM —

- i. Most of the repairs are complete. There are a few valves they ordered, but the system is running at about 80-90% capacity. Expected to be completed this week or next.

- ii. (P) – Replace podocarpus that are dead at main entry; some under warranty; some not;*

d. Roofs – Repairs

i. The question before the Board on Roofs was to determine:

1. How much remaining life was left in each roof?
2. Would the Association save money by replacing **SOME** roofs on **only those buildings that need constant and ongoing repairs?** (Cost of replace vs. repair.)
3. Heat map of repairs available at: RiverwalkAtSunrise.com/roof.

ii. Inspection Quotes — RCV, Wind Mit & Remaining Usable Life

1. On 29 AUG 2021 Manager received a proposal of costs for each.
 - a. Replacement Cost Valuation (*needed no later than 01 MAR 2022*) \$1,950.00
 - b. Wind Mitigation (*20 Bldgs*) (*needed as soon as possible*) \$1,300.00
 - c. Commercial Roof Inspection (*20 Bldgs*) \$3,000.00
 - d. **TOTAL** **\$6,250.00**
2. Florida State Restoration and Roofing Services (*Pompano Beach, FL*) \$10,000.00
 - a. Gene is also an insurance adjuster, so may be able to aid in getting the insurance to cover part of any replacement(s) due to the Tropical Storm in July.
3. 25 AUG 2021 – Members stated they wanted to get additional quotes.
4. 29 SEP 2021 – Tabled by the Board of Directors
5. 25 OCT 2021 – Manager received no other quotes.
6. 27 OCT 2021 – Tabled to NOV 2021. (NOV 2021 MTG was canceled due to Thanksgiving Holiday.)
7. **THE WIND MITIGATION REPORT AND REPLACEMENT COST VALUATION ARE STILL NEEDED IN ORDER TO REDUCE INSURANCE PREMIUMS. THEY ARE NEEDED NO LATER THAN 01 MARCH 2022.**
8. *Manager to obtain two (2) quotes / proposals for RCV & Wind Mitigation Report.*

7. NEW BUSINESS:

- a. Board Certification were emailed on MON 24 JAN 2022 at approximately 2:12 pm, local time to all Directors. They are required to be returned not later than Friday, April 15, 2022 at 6:00 pm pursuant to Florida Statutes §720.3033.
- b. Building Painting
 - i. *Manager to email Carmen with Scope of Work for painting. // Manager will publish to website.*
 - ii. *Amanda Arajmo – Color choices? // Cracks under paint.*
- c. Mahogany Tree by pool – roots growing into pool wall / foundation. (*Quotes obtained May 2021 attached hereto.*)
 - i. Premium Landscaping* \$6,885.00 (*Current provider*)
 - ii. Bamboo Landscaping \$6,500.00
 - iii. *(D) – City of Sunrise said the root could be cut and treated; Tree does not have to be removed. (There is some time on this. Root is not touching cement.)*
 - iv. *Manager to get a quote from Carlos / Premium Landscaping for the tree root treatment.*
- d. Pavers at Pool are sinking.
 - i. *(D) – Will have vendor contact manager.*
- e. Enforcement of commercial vehicles and vehicles on the street being towed.
 - i. Requires a new towing contract, new signs, et. al.
 - 1. *Get a new towing contract; new NO STREET PARKING signs; send notice to residents (Manager to prepare notice.)*
 - ii. Recommend noticing to all homes reminding them of the Rules & Regulations.
 - iii. Manager recommends fines be applied first before towing is utilized. Requires Fining Committee.
- f. Mailboxes – Painting vs. Replacement. (Try cleaning first, try repainting. Replacement will be challenging at best.)
 - i. Ana Esparragoza received a verbal quote for \$3,000.00.
 - ii. *(D) – George spoke to someone with USPS. USPS is responsible for repair/replacement. (P) to follow-up with USPS.*
- g. Visitor Parking – Discussion on registration and rules and regulations for these areas.
 - i. **TABLED**

8. MEMBER CONCERNS:

- a. Violations — None at this time.
- b. Fines — None at this time. Cannot be levied until a Fining Committee is in place.
- c. Past-Due Balances —
 - i. Total as of MON 24 JAN 2022 is \$4,210.00
 - ii. Number of units past-due more than 90 days: Two (2)
 - iii. Lien requests will be submitted by Management on 23 FEB 2022 if balances over 90 days are not paid.
 - iv. Management is continuing to reach out to the few others that haven't paid.
- d. Architectural Alteration Requests — None at this time.
- e. Other —
 - i. I. Guzman – Election matter. (3 minutes)
 - ii. *Claudia Matthias – Never received notification of a Board Election at all; never received a ballot or other information.*

9. NEXT MEETING: **Scheduled for WED 23 FEB 2022 at 6:30 pm;** (Agenda items must be submitted by WED 16 FEB 2022.)

10. MOTION to adjourn.

MOTION	SECOND	VOICE VOTE	MEETING ADJOURNED AT:
P	D	None	8:29 pm

CERTIFIED:

Alfredo Varela 23 FEB 2022
Alfredo Varela, Secretary Date

Riverwalk at Sunrise Homeowners Association, Inc.

100 — 268 Riverwalk Circle | Sunrise, Florida 33326

MONUMENT SIGN QUOTES

NATIONAL • REGIONAL • INTERNATIONAL SIGN PROGRAMS



SIGN
COMPANY, INC.



www.artsignfl.com

State Certified
#ES-12000565

BUSINESS IDENTIFICATION SYSTEMS SINCE 1947

Date: 4.13.21

835 N.W. 6th Ave., Ft. Lauderdale, FL 33311 • Phone: (954) 763-4410 • Fax: (954) 763-2736

BILL TO:	JOB LOCATION:
Metropolitan Property Group Florida, LLC	Riverwalk
2755 E. Oakland Park Blvd. Suite 200	100 Riverwalk Circle
Ft. Lauderdale, FL 33306.1671	Sunrise, FL 33326
Matt Jelenik – 608.843.464	Jack Gervais – 305.850.9550; jack@artsignfl.com

Mobilization. Create rubbing of two sets of letters and borders on existing monument sign.
Remove and dispose of existing aluminum panels with full color prints.

Painting of letters.

Installation of full color prints on 1/8" aluminum. Prints will be 3M with 3M lamination.

Installation of existing borders and letters.

NOTE: Pricing subject to field check, installation during normal business hours and no special truck access required for our lift(s).

PERMIT - cost is determined by local municipality and will be billed additional on final invoice.

TIME CLOCK - Final inspections require an astronomical time clock be in place. If not existing at time of inspection, Art Sign Co. will install one at an additional cost of \$550.00 to the client in order to close out permits.

ELECTRIC SERVICE - The client is responsible to furnish dedicated electrical service to within 5 feet from the sign location. If not in place at the time of inspection, additional fees may apply to extend the permit for re-inspections.

OFF HOURS LABOR - If for any reason, the property owner or the city requires installations to occur after normal business hours or during a weekend, additional costs will be added to the final invoice.

ROAD CLOSURE - or any required special logics, such as hiring traffic control officers or barricade erection will be an additional cost invoiced to the client.

MUNICIPAL FEES AND MEETINGS - Any meetings or city requirements other than normal permitting will be invoiced as additional. Any additional costs such as parking or street permits, and staff time to obtain such will be invoiced as additional to the contract price.

INSPECTIONS - If after the initial visit for final inspection by Art Sign Company to the installation location the inspection is denied, for reasons that are not the direct responsibility of Art Sign Company, the client will be responsible for all fees incurred in relation to ameliorating the problem.

Subject to warranty and conditions on back side of this agreement.

A deposit of 50% required on all jobs. Deposits are not refundable. Balance due upon completion of job.

Permits, engineering, staff time, and clock (if required) will be billed on final invoice.

This contract is valid for 90 days after 90 days prices are subject to change.

ACCEPTANCE OF THE ABOVE CONTRACT

The above contract, schedule and Terms are satisfactory, and hereby accepted and agreed upon.

Art Sign Co. shall retain title until paid in full.

In exchange for the extension of credit the undersigned agrees to the terms & conditions outlined here in.

The undersigned personally guarantees payment in full of this contract and any additional fees as listed above.

CUSTOMER SIGNATURE

DATE

SALES MANAGER SIGNATURE

DATE

Subject to warranty and conditions on page two of this agreement

SUB -TOTAL	\$9,978.00
PERMIT	Not Included
TOTAL	\$9,978.00
DEPOSIT DUE	\$4,989.00
BALANCE	Upon Completion

CONDITIONAL SALES AGREEMENT



ASSOCIATION MANAGEMENT PARTNERS, LLC

Matt Jelinek, Manager / CAM
2436 N Federal Hwy #205
Lighthouse Point, FL 33064-6854

PHONE 608.843.4648
EMAIL Matt@AMP-Florida.com
WEB AMP-Florida.com

Riverwalk at Sunrise Homeowners Association, Inc.

100 — 268 Riverwalk Circle | Sunrise, Florida 33326

MONUMENT SIGN QUOTES

Miami Super Signs Corporation

1929 NW 108th Ave
Miami, FL 33172
305 463 8749
info@miamisupersigns.com
www.miamisupersigns.com



Estimate

ADDRESS

JOSE PEREZ
JOSE PEREZ

ESTIMATE # 2670

DATE 04/15/2021

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
CNC CUT	OPCION PVC BLANCO CORTADO + CARA DE ALUMINIO COMPUESTO ESMERILADO + BORDES PINTADOS GRIS SIZE: 78 IN WIDE X 20 IN TALL MATERIAL: 1 IN WHITE PVC + ALUMINUM COMPOSITE + EDGE PAINTED GREY	1	1,125.00	1,125.00T
Installation	TRANSPORT AND INSTALLATION WESTON AREA 1 INCH WHITE PVC BASE PAINTED GRAY	1	410.00	410.00T
1 INCH WHITE PVC BASE PAINTED GRAY (AVISO 3D RIVERWALK)				
SUBTOTAL				1,535.00
TAX				107.45
TOTAL				\$1,642.45

Accepted By

Accepted Date

PAYMENTS TERMS

75 % T FRONT TO START

25% WHEN FINISHED

*15 Days from the date on this quote

*All products are subject to design and or material price change.

*Please feel free to contact us if you have any questions about our quote.



ASSOCIATION MANAGEMENT PARTNERS, LLC

Matt Jelinek, Manager / CAM
2436 N Federal Hwy #205
Lighthouse Point, FL 33064-6854

PHONE 608.843.4648
EMAIL Matt@AMP-Florida.com
WEB AMP-Florida.com

CODE VIOLATIONS — TREE TRIMMING / LANDSCAPING

1. In August of 2021 the Association hired a vendor to trim the palms and hardwoods throughout the Association.
2. In September of 2021 the vendor began trimming the trees, but ***had not*** pulled a tree trimming permit.
 - a. Code Enforcement issued a stop work order on the tree trimming pending a permit.
 - b. Code Enforcement issued a violation against the Association for over-trimming the 23 palms.
 - c. Code Enforcement issued a violation against the vendor for failure to have a tree trimming licensee from Broward County on-site as is required.
 - d. Code Enforcement listed remedy as having a company set up an appointment with them to fertilize the palms.
3. In October 2021 the Association had worked out resolution with the vendor to have a sub-contractor (Busy Bee) do the fertilization.
4. In November 2021 no one had performed fertilization. Manager, Board President, vendor and Busy Bee were on a call. Manager stated this needed to be performed within two (2) weeks.
5. In December 2021 Manager had contact with City of Sunrise Code Enforcement Officer to extend the violation remedy period so as to allow for time to change vendors. Extension to avoid fines was granted.
6. On WED 19 JAN 2022 Manager made contact with Code Enforcement. Provided new landscaper's information. Set up appointment for FRI 21 JAN 2022 at 2:00 pm for review of landscaping needs to satisfy both the Tree Trimming and General Landscaping Violations.
7. Contractor performing the work is Premium Landscaping, Inc. (existing vendor for landscaping.)
8. TO WIT:
 - a. The Association ***did not*** make any payment(s) to any vendor(s) in FY2021 for Tree Trimming. Vendor requested partial payment, manager declined to pay due to the violation(s) caused by vendor(s) and their sub-contractor(s).
 - b. On THU 20 JAN 2022 Manager notified vendor hired in September that they – and their sub-contractor(s) – were not to come back to the Association on this matter as another vendor was handling remedy due to their inaction.
 - c. On FRI 21 JAN 2022 Premium Landscaping set appointment for first fertilization of all palm trees and is working to provide proposals on the non-budgeted items that need to be addressed by the Association to finalize remedy.
 - d. Code Enforcement stated no fines would be applied at this time.
 - e. **Expected Remedy to be achieved in MARCH 2022.**
 - f. Violation(s) is/are not expected to have an impact on sales of units.

REMOVAL & REPLACEMENT OF MOHAGANY TREE BY POOL

Bamboo Landscaping Services Inc.

P.O. BOX 266362
Weston, FL 33326 US
(954) 931-7735
bamboosoffice@yahoo.com
<http://www.bamboolandscapes.com>



Estimate

ADDRESS

Matt Jelinek
Metropolitan Property Group
Florida, LLC.
RE: Riverwalk at Sunrise HOA,
Inc.
100-268 Riverwalk Circle
Sunrise, FL 33326

ESTIMATE # 1827

DATE 05/04/2021

ACTIVITY	QTY	RATE	AMOUNT
SYLVP Sylvester Date Palm(s)- 8 ft CT	1	1,200.00	1,200.00
ROCY Landscape Rock per Yard(s)-3ft-4ft Diameter Circle to cover plastic barrier with River Rocks matching entry.	2	450.00	900.00
TREM Tree(s) Removal / Stump Grind- Removal of Mahogany Tree by fence near pool, Includes Stump Grinding.	1	2,700.00	2,700.00
TREM Root Removal / Mahogany Tree's Roots need to be removed prior to replanting anything. Please Note* We cannot plant the Sylvester in exactly in the same position as where the Mahogany will be removed from, it will have to be planted a few feet away from the center.	1	500.00	500.00
RB Root Barrier- Around the base of tree and cost depends on material needed/used and how many inches deep it would require and total diameter/circumference needed. (\$300 plus)	1	400.00	400.00
OAK Florida Grade A Oak Tree- 10'-12ft with 2.5" Caliper and 4'-5ft Spread Installed. (By the Playground)	1	850.00	850.00
TOTAL			\$6,550.00

Accepted By

Accepted Date

REMOVAL & REPLACEMENT OF MOHAGANY TREE BY POOL



2193 W 73rd ST
Hialeah, FL 33016

Estimate

Date	Estimate #
4/29/2021	136

Name / Address
RiverWalk at Sunrise HOA, Inc 2755 E Oakland Park Blvd Suite 200 Fort Lauderdale, FL 33306-1671

		Project	
Description	Qty	Rate	Total
Mahogany Tree Removal & disposal		1,400.00	1,400.00
Mahogany Roots Grinding		300.00	300.00
Mahogany Stump Grinding		250.00	250.00
Sod to cover area after grinding is not include		0.00	0.00
Sylvester Date Palm Tree 10 feet		2,140.00	2,140.00
Sylvester Date Palm Tree Installation, delivery & stake palm tree		975.00	975.00
One yard of River Rocks to make a ring around palm tree		395.00	395.00
Ground cover to placed under River rocks for weeds & Black plastic for border to prevent the rocks to fall out		140.00	140.00
Oak tree #1 to replace Mahogany tree		975.00	975.00
Two Sprinkler heads for new palm and tree to prevent them for any dry out.		290.00	290.00
For Sylvester Date palm tree we can give one year warranty but price for the tree will increase to \$4500.(This palm with water will not die, no need to pay more)			
Oak tree has one year warranty.			
Permit Fee is Separate		0.00	0.00
Thank you for your business.		Total	\$6,865.00