

MEETING NOTICE

DATE & TIME: Wednesday, February 23, 2022 at 6:30 p.m., local time

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

AGENDA

1. Call to Order at: [6:34 pm](#)

2. Present:

| [X](#) | (P) J Prigal | [X](#) | (VP) K Heck | [X](#) | (S) Varela | [X](#) | (T) M Hernandez | [X](#) | (D) E Guzman

3. Members present: George Senises; Jeanette Coppola;

4. Notice of Meeting: [Published to website](#)

5. MOTION to waive reading and approve meeting minutes from Meeting dated 26 JAN 2022.

MOTION	SECOND	OBJECTIONS	MOTION IS
P	D	None Opposed	Adopted
<i>a. Alfredo authorizes typed-in name for meeting minutes that have been approved.</i>			

6. CURRENT BUSINESS:

a. MONUMENT — At the last meeting board members wanted to get the quote for replacement. (See attached.) Board members also requested a conceptual drawing or sample of the background. Management has made the request, but has not yet received a response.

b. CODE VIOLATIONS — TREE TRIMMING / LANDSCAPING

i. Palm trees are being trimmed and fertilized.

ii. Awaiting quote from Premium Landscaping on all items that need to be addressed.

c. IRRIGATION SYSTEM —

i. There were two (2) visits that needed to happen since the vendor had to get additional parts and needed additional time. The first visit was noticed. Management reached-out to Board Members to discuss posting of the second notice, but the Board did not reply and irrigation work could not continue. **This is a pending matter.**

ii. If management is to notice the visit, management needs approval on the notice. If the board wishes to notice the visit, that is fine, too, however, we all need to know who's going to do what.

d. Communications – General Discussion;

e. *Notices to be published to bulletin board at pool and atop mailboxes moving forward unless there is a specific need to enter all backyards.*

f. Roofs – Repairs (*//TABLED//*)

- 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.

g. Insurance Inspection Quotes — **TIME SENSITIVE**

- i. On 29 AUG 2021 Manager received a proposal of costs for each report from Tri-County Inspections. (NOTE: *As of 15 DEC 2021 Tri-County Inspections is no longer able to do the inspections.*)

1. Replacement Cost Valuation (*needed no later than 01 MAR 2022*) \$1,950.00
2. Wind Mitigation (*20 Bldgs*) (*needed as soon as possible*) \$1,300.00
3. Commercial Roof Inspection (*20 Bldgs*) \$3,000.00
4. **TOTAL** **\$6,250.00**

- ii. Florida State Restoration and Roofing Services (*Pompano Beach, FL*) \$10,000.00

1. 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.
2. Following the meeting on 26 JAN 2022, management got updated pricing from Florida State Restoration and Roofing Services **matching the pricing above:**
 - a. Replacement Cost Valuation \$1,950.00
 - b. Wind Mitigation (*20 Bldgs*) \$1,300.00
 - c. Commercial Roof Inspection Not requested
 - d. *Total for reports* ***\$3,250.00***
 - e. NOTE: *Manager is having this firm perform inspections at fifteen other buildings, which is, in-part, how the price was decreased so significantly.*

- iii. On 19 FEB 2022 Board Member Hernandez got the attached quote from Major League Inspections.

- a. Replacement Cost Valuation **Not Included**
- b. Wind Mitigation (*19 buildings instead of 20*) \$3,800.00
- c. Commercial Roof Inspection (*19 buildings instead of 20*) \$3,000.00

- iv. **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.**

1. NOTE: *Management has already reached out to the insurance vendor and requested the past five (5) years of loss runs for the property.*

Motion to approve \$3,250.00 for a Wind Mitigation and Replacement Cost Valuation to be ordered from Florida State Restoration and Roofing Services.

Motion	Second	Opposed	Motion is
<i>P</i>	<i>S</i>	<i>None</i>	<i>Adopted</i>

h. Rules & Regulations Adoption

- i. Sent to various attorneys with request to review. No response(s), yet.

i.

7. NEW BUSINESS:

- a. Building Painting – Scope of work and requirements was published to website on MON 21 FEB 2022. Board was notified of posting via email on same date.
- b. Mahogany Tree by pool – roots growing into pool wall / foundation. A quote has been requested from the Association's landscaper.
- c. Pavers at Pool are sinking.
 - i. *(D) – Will have vendor contact manager.*
- d. Enforcement of commercial vehicles and vehicles on the street being towed.
 - i. Requires a new towing contract, new signs, et. al.
 1. *2022.01.26 — Get a new towing contract; new NO STREET PARKING signs; send notice to residents (Manager to prepare notice.)*
 2. Manager has a contract ready for All County Towing. Will send a resolution to Board President and Secretary for Execution.
 - ii. Recommend noticing to all homes reminding them of the Rules & Regulations.
 1. Manager has emailed a letter to Board of Directors on MON 21 FEB 2022.
 - iii. Manager recommends fines be applied first before towing is utilized. Requires Fining Committee.
 1. Fining Charter required to be adopted;
 2. Call for nominees to the Fining Committee; *Find out who volunteered in July.*
- e. 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. *2022.01.26 — (D) – George spoke to someone with USPS. USPS is responsible for repair/replacement. (P) to follow-up with USPS. **Update.** (P) to follow-up with local postal employees.*
- f. Visitor Parking – Discussion on registration and rules and regulations for these areas.
 - i. *2022.01.26 — TABLED*
 - ii. Manager included in letter sent to Board of Directors on 2022.02.21.

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. MON 24 JAN 2022 — \$4,210.00
 - ii. MON 21 FEB 2022 — \$4,750.00
 - iii. No. of Units past due >90 days: Two (2).
 - iv. Collection Letter Requests — Management is requesting authorization to send a thirty-day notice to the following Units/Owners:
 - 1. 125 — Balance of \$1,300.00 dating back more than 90 days.
 - 2. 168 — Balance of \$1,200.00 dating back more than 90 days.
 - v. Management is continuing to reach out to the few others that haven't paid.
- d. Architectural Alteration Requests — None at this time.
- e. Late Fee Waiver Requests — None at this time.
- f. Other —
 - i. I. Guzman – Election matter. (3 minutes)

9. NEXT MEETING: **Scheduled for WED 30 MAR 2022 at 6:30 pm;** (Agenda items must be submitted by WED 16 MAR2022.)

10. MOTION to adjourn.

MOTION	SECOND	VOICE VOTE	MEETING ADJOURNED AT:
P	T	Opposed – None	7:53 pm.

CERTIFIED:

Alfredo Varela

Alfredo Varela, Secretary

30 MAR 2022

Date