

MEETING NOTICE

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

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

**Indicates an attachment herewith.*

MEETING MINUTES

1. Call to Order at: [6:45 pm](#)

2. Present:

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

3. Members Present: Rafael Dominguez (192), Paul Rohloff (108), Clara Coral Pineda (211), Albert Tobar (226)

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

5. ***MOTION** to waive reading and approve meeting minutes from Meeting dated 23 FEB 2022.

MOTION	SECOND	OBJECTIONS	MOTION IS
S	P	None	Approved

6. CURRENT BUSINESS:

a. MONUMENT — At the last meeting board members wanted to get the quote for replacement. 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. Trees have been getting trimmed slowly, but surely.

ii. *Quote from Premium Landscaping to address all other issues attached. **PAGE 4**

iii. **MOTION** to approve \$2,460.00 in landscaping repairs to remedy code violations per attached quote contingent upon tree being responsible for tree at 186.

MOTION	SECOND	OPPOSED	MOTION IS

c. IRRIGATION SYSTEM —

i. *Quote is attached. **PAGES 5-6**

ii. **MOTION** to approve \$4,825.00 in irrigation repairs per attached quote.

MOTION	SECOND	OPPOSED	MOTION IS
P	S	None	Adopted

Riverwalk at Sunrise Homeowners Association, Inc.

100 — 268 Riverwalk Circle | Sunrise, Florida 33326

- d. Rules & Regulations Adoption — Sent to various attorneys with request to review. No response(s), yet.
- e. Insurance Quoting — Quotes are being worked on with brokerages statewide. This is ongoing.
- f. Building Painting — Scope of work published online.
 - i. Dolmens Development Painting & Restoration (Base price of \$110,500.00. Many other charges, however.)
 - ii. 2022.03.28 — Manager awaiting further quotes.
- g. Towing Contract — Manager had to request new form from ACT.
- h. *Violations — **MOTION** to adopt the attached resolution authorizing manager to cite violations.

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	MOTION S	SECOND P	OPPOSED None	MOTION IS Adopted
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- i. *Violation Notices — **MOTION** to adopt the attached form as the Violation Notice Form that will be used for violations on the property. **PAGE 8**

	MOTION S	SECOND P	OPPOSED None	MOTION IS Adopted
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7. NEW BUSINESS:

- a. 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.*
- b. 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.
- c. FINING CERTIFICATE — **MOTION** to adopt the Fining Certificate attached herewith.

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	MOTION D	SECOND P	OPPOSED None	MOTION IS Adopted
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d. FINING COMMITTEE — **NOMINATIONS**

- i. #127 — N. Vesga Motion: D; Second: S; Opposed: None;
- ii. #204 — J. Garcia Motion: D; Second: P; Opposed: None;
- iii. #225 — F. Dymock Motion: S; Second: P; Opposed: None;
- iv. #226 — A. Tobar Motion: P; Second: D; Opposed: None;

ELECTION NOMINATING COMMITTEE — **MOTION** to require all five (5) Members of the current Board of Directors to Serve on the Election Nominating Committee required under the Bylaws of the Association for the Election being held on Wednesday, June 15, 2022 at 6:30 pm. (First notice will be issued no later than April 15, 2022.)

	MOTION M	SECOND P	OPPOSED None	MOTION IS Adopted
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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. MON 28 MAR 2022 — \$3,105.00
- d. Architectural Alteration Requests — None at this time.
- e. Late Fee Waiver Requests — None at this time.
- f. Other —


9. NEXT MEETING: **Scheduled for WED 27 APRIL 2022 at 6:30 pm;** (*Agenda items must be submitted by WED 20 APR 2022.*)

10. NOMINATING COMMITTEE MEETING: [Thursday, April 14, 2022 @ 6:30 pm, local time.](#)

11. MOTION to adjourn.

MOTION D	SECOND P	VOICE VOTE None	MEETING ADJOURNED AT: 7:33 pm
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CERTIFIED:

	27 APR 2022
Alfredo Varela, Secretary	Date

Riverwalk at Sunrise Homeowners Association, Inc.

100 — 268 Riverwalk Circle | Sunrise, Florida 33326

PREMIUM LANDSCAPING QUOTE
CODE VIOLATIONS REMEDIES (General Landscaping)



2193 W 73rd ST
Hialeah, FL 33016

Estimate

Date	Estimate #
2/3/2022	180

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

		Work Order Number	
Description	Qty	Rate	Total
Queen Palm Removal and Disposal including stump grinding at unit 186		400.00	400.00
Queen Palm Tree Installation (replacement) at unit 186		580.00	580.00
Dead Tree Removal including stump grinding (by pool area)		300.00	300.00
Pink Tababuya Tree to replace the dead one by the pool		490.00	490.00
Coconut Palm Tree installation to replace the stump by pool equipment		690.00	690.00
NOTE: Dead Podocarpus replacement still pending since we need to know their size. Were they 7 or 15 gallons Podocarpus? Please let us know.			
NOTE: Permit fee will be applied on invoice.			
Thank you for your business.		Total	\$2,460.00

PREMIUM LANDSCAPING
IRRIGATION REPAIRS – 1 of 2 QUOTE



2193 W 73rd ST
Hialeah, FL 33016

Estimate

Date	Estimate #
3/10/2022	181

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

		Work Order Number	
Description	Qty	Rate	Total
After reconnecting all the valve and replace the timer, we perform a deep wet check to the property and we found the following: **3 broken fittings by units 104,112 and192. **2 Broken Pipe by unit 166, 2 broken pipes by 228, and 2 broken pipes by playground. **5 broken sprinkler heads. ** 10 clogged sprinkler head by units around 216. Please be advice that broken pipes located near by unit 166 was caused by cable company after installing cable box on top of the pipe. Now we need to do a bypass in order to repair the pipe this would take at least half of a day (tech and helper). Also. Broken fitting located on unit 104 is under paver. We could fix the broken fitting, however, we will need to hire a company to pave the area again after repairs.		75.00	75.00
Irrigation Labor tech per hour	30	75.00	2,250.00
Irrigation Labor helper per hour	30	55.00	1,650.00
Sprinkler head, Nozzles, Fittings, Couplings, glue etc.		850.00	850.00
NOTE: Due to many broke pipes and fitting the irrigation pressure is very low and this doesn't allow us to see all the possible damages. we nee to repair the broke pipes to recover more pressure and do another wet check.			
Thank you for your business.		Total	\$4,825.00

PREMIUM LANDSCAPING
IRRIGATION REPAIRS 2 of 2 — MAP

Riverwalk - Wet Check

Feb 2022



H = broken sprinkler head

BF = Broken Fitting

BP = Broken Pipe

CH = Clogged sprinkler head

NOTE:

BP on unit 166 was damage by cable company when the installed a cable box on top of it. A bypass is need it to fix it.

BF on unit 104 is located under a paver. we need to repair the BF but you need to hire a paver company to repair it.

10 sprinkler heads are clogged (10 CH) we will need to unclog all those sprinklers

The irrigation currently have low pressure due to many broken pipes. once broken pipe are fix we need a wet check.

CERTIFICATE OF
RIVERWALK AT SUNRISE HOMEOWNERS ASSOCIATION, INC.
RESOLUTION

The undersigned, Jamie Prigal (as President), Karen Heck (as Vice President), Alfredo Varela (as Secretary), Maria Hernandez (as Treasurer), and Ivette Guzman (as Director) of the Board of Directors of the Riverwalk at Sunrise Homeowners Association, Inc., a Florida Corporation, duly organized under the laws of the State of Florida (hereinafter the “Association”), hereby certify that the following resolution was duly adopted by said Member(s) and/or Managing Member(s) of the Association and that such resolution has not been modified or rescinded as of the date hereof.

RESOLVED, that Manager Matt Jelinek of Association Management Partners, LLC, 2436 N Federal Highway 205, Lighthouse Point, Florida 33064-6854 is hereby empowered, authorized and directed for, and on behalf of, the Association to use the Association-Approved Notice of Violation and to further serve violations upon Units within the Association.

IN WITNESS WHEREOF, the undersigned has executed this Certificate as of this 30th day of March, 2022 in BROWARD COUNTY, FLORIDA:

BY: _____ Jamie Prigal, President

BY: _____ Karen Heck, Vice-President

BY: _____ Alfredo Varela, Secretary

BY: _____ Maria Hernandez, Treasurer

BY: _____ Ivette Guzman, Director

NOTICE OF VIOLATION


NOTICE OF VIOLATION

Association	<input type="text"/>	
Property/Unit	<input type="text"/>	
Violation Date	<input type="text"/>	
Remedy Due Date	<input type="text"/>	
Fine Amount	\$ <input type="text"/>	<input type="checkbox"/> Daily one day after remedy due date; OR <input type="checkbox"/> This violation only
Contact Email	Info@AMP—Florida.com	
Mailing Address	2436 N Federal Hwy #205, Lighthouse Point, FL 33064-6854	

Violation(s)	Remedy(ies)
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

IF YOU DO NOT ACHIEVE REMEDY BY THE REMEDY DUE DATE INDICATED, YOUR HOME WILL BE LISTED AS BEING IN VIOLATION. THE ASSOCIATION RESERVES THE RIGHT TO FINE OR MAKE REMEDY AND LEVY COST(s) ASSOCIATED WITH REMEDY AGAINST THE PROPERTY/UNIT. IF YOU NEED CLARIFICATION OR OTHER ASSISTANCE PLEASE CONTACT US AT THE CONTACT EMAIL OR MAILING ADDRESS LISTED ABOVE.

YOU HAVE THE RIGHT TO APPEAL THIS VIOLATION TO FIND OUT HOW TO REQUEST A HEARING, PLEASE EMAIL THE ASSOCIATION USING THE MAILING ADDRESS ABOVE OR THE CONTACT EMAIL LISTED ABOVE.

<input type="checkbox"/> SERVICE	SERVICE BY:
<input type="checkbox"/> Conspicuously posted to door; <input type="checkbox"/> Photographed; <input type="checkbox"/> In-person; <input checked="" type="checkbox"/> Via USPS Mail;	 Matt Jelinek, CAM / Manager March 30, 2022

FINING COMMITTEE CERTIFICATE

Enforcement. Enforcement of these covenants and restrictions shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate any covenant or restriction, either to restrain violation or to recover damages, and against the land to enforce any lien created by these covenants; and failure by the Association or any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

- (a) FINING: The Board of Directors is granted the authority to levy fines for the failure of a an occupant of a Homeowner Parcel, a tenant, licensee, or invitee, to comply with any provision of the Association's Declaration, Articles of Incorporation, By-Laws, and/or Rules and Regulations (collectively referred to as "Governing Documents").
 - a. The procedures by which such fines may be levied are as follows:
 - i. At such time as violation(s) of the Association's Governing Documents comes to the attention of the Board of Directors, a first notice of violation(s) will be sent by the Association or its Managing Agent to the Homeowner Parcel Owner and/or Occupant of the Homeowner Parcel advising of the violation(s), and requesting that the Homeowner Parcel Owner and/or Occupant voluntarily remedy the violation(s) (or cause the violation(s) to be remedied), within ten (10) days.
 - ii. If the violation(s) is/are remedied within that initial ten (10) day period, no further action will be taken and no fine shall be imposed.
 - iii. In the event that the violation(s) is/are not remedied within that initial ten (10) day period, a second notice of violation(s) will be sent by the Association or its Managing Agent to the Homeowner Parcel Owner and/or Occupant of the Homeowner Parcel, advising that a hearing will be held on the violation(s), and setting a date, time, and place for the violation(s) hearing, said hearing to be held not less than fourteen (14) days after the date of the notice. The second notice will also advise the Homeowner Parcel Owner and/or Occupant of the Homeowner Parcel that the Homeowner Parcel Owner and/or Occupant of the Homeowner Parcel may be fined up to \$100.00 per violation and \$50.00 per day for a continuing violation in an amount not to exceed \$1000.00.

- iv. On the date, and at the time of the violation(s) hearing, a committee of at least three (3) other Homeowner Parcel Owners who are not officers or directors of the Association, or related to officers or directors, will hear evidence (if presented), including testimony, presented by the Association, the accused Homeowner Parcel Owner, and the accused Occupant of the Homeowner Parcel (if applicable), relative to the alleged violation(s).
- v. The Association may, as a part of the hearing, request that the committee levy a fine, as outlined above, against the Homeowner Parcel Owner and/or Occupant of the Homeowner Parcel.
- vi. After hearing such evidence as is presented at the hearing, if a majority of the committee votes to levy a fine against the Homeowner Parcel Owner and/or Occupant of the Homeowner Parcel, then such a fine shall be levied, and shall be paid by the Homeowner Parcel Owner and/or Occupant of the Homeowner Parcel within thirty (30) days after written notification of the fine. If the Association imposes a fine, it must provide written notice of such fine by mail or hand-delivery to the Homeowner Parcel Owner and/or Occupant of the Homeowner Parcel if applicable. Fines not paid within thirty (30) days may be collected by legal process or upon the sale of the Unit,
- vii. If a majority of the committee votes against the levy of a fine, then no fine shall be levied by the Association.
 - b. If a Homeowner Parcel Owner and/or Occupant of the Homeowner Parcel does not appear at the violation(s) hearing as specified in the second notice, the committee shall proceed with the violation(s) hearing in the absence of the Homeowner Parcel Owner and/or Occupant of the Homeowner Parcel, and may hear any evidence presented by the Association, or may vote to levy or not levy a fine without any evidence being presented.

In any action to recover a fine, the prevailing party is entitled to recover reasonable attorney's fees and costs from the non-prevailing party as determined by the court.