

MEETING NOTICE

DATE & TIME: Wednesday, April 27, 2022 at 6:30 p.m., local time

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

**Indicates an attachment herewith.*

AGENDA

1. Call to Order at: [6:48 pm](#)

2. Present:

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

3. Members Present: 100-Divietro //

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

5. ***MOTION** to waive reading and approve meeting minutes from Meeting dated 30 MAR 2022.

MOTION P	SECOND S	OBJECTIONS None	MOTION IS Adopted
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6. CURRENT BUSINESS:

a. MONUMENT — SEE ATTACHED, PAGES [5 - 6](#)

i. **MOTION** to approve the use of the granite entitled: **“Absolute Black”** for the monument update.

MOTION P	SECOND S	OPPOSED None	MOTION IS Adopted
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ii. **MOTION** to approve \$13,388.00 for the repair of the monument.

MOTION D	SECOND P	OPPOSED None	MOTION IS Adopted
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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, SEE PAGE [7](#)

iii. **MOTION** to approve \$2,460.00 in landscaping repairs to remedy code violations per attached quote.

MOTION P	SECOND S	OPPOSED None	MOTION IS Adopted
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iv. **30 MAR 2022** — This motion was not passed at the previous meeting. It **must** be passed in order for the Association to avoid fines.

c. IRRIGATION SYSTEM — Awaiting update on repairs from vendor.

- d. Rules & Regulations Adoption — Awaiting quotes from two (2) attorneys.
- 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.
 - iii. 2022.04.25 — Bell Painting, Inc. and People's Choice are bidding.

g. TOWING CONTRACT — SEE PAGES **8 - 11**

MOTION to execute the attached Towing Contract with All County Towing for the property.

MOTION
P

SECOND
S

OPPOSED
None

MOTION IS
Adopted

- h. Mailboxes – Painting vs. Replacement. (Try cleaning first, try repainting. Replacement will be challenging at best.)
 - i. 2021.12.31 – Ana Esparragoza received a verbal quote for \$3,000.00 to repaint.
 - ii. 2022.01.26 – (D) George spoke to someone with USPS who stated USPS is responsible for repair / replacement.
 - iii. 2022.03.30 – (P) Jamie was researching with USPS to find out who to contact.
 - iv. 2022.04.08 – Manager: When putting the sign boards atop the mailboxes, two things were noted: (a) The dirt comes off on strong adhesive tape; and (b) so does the paint. The mailboxes will likely need to be repainted.
 - v. 2022.04.27 – (P) Jamie spoke to USPS and they said it is 100% the Association's Responsibility. Try simple green?

7. NEW BUSINESS:

- a. City Violation – Electrical: (ATF) Permits being pulled by electrician.
- b. City Violation – Plumbing (fixtures): (ATF) Permits being pulled by plumber.
- c. Pool Closure by Broward County Health Dept.
 - i. MON 14 MAR 2022
 1. Pool closed by Broward County Health Dept. pH balance high; chlorine level low; pump not operating. (Assn had already requested / ordered new pump.)
 - ii. TUE 29 MAR 2022
 1. New pool pump installed.
 - iii. THU 31 MAR 2022
 1. Vendor states pool is at proper pH balance, chlorine level and pump is operating.
 2. Manager requests reinspection from County. County states MON 04 – FRI 08 APR 2022 will be reinspection.
 - iv. WED 20 APR 2022 –
 1. Reinspection by County. pH balance is off, chlorine level is low and cannot hear pump operating.
 2. Manager contacts pool vendor. He will get replacement pump installed THU 21 APR 2022.
 - v. THU 21 APR 2022 –
 1. Manager confirms with pool vendor that: (a) pool pump is operating normally and a new one was installed (*confirmed.*); and (b) that the pH balance is within tolerance (*confirmed*); and (c) that the chlorine level(s) are within tolerance (*confirmed*);
 2. Manager requests reinspection by County on FRI 22 APR 2022.
 - vi. MON 25 APR 2022 –
 1. Pool is still closedLeft voicemail and text messaged inspector from County Health Dept to get findings from FRI 22 APR 2022 Inspeciton. No response.

Manager's Notes:

Pump has been warranty-replaced three (3) times, now.

Pool needs to be in-balance, operating normally and consistently.

Recommending a discussion with vendor related to the pool and the pump issue.

8. MEMBER CONCERNS:

a. Violations

- i. Three (3) homes were cited for having trailers in their driveway on SAT 09 APR 2022. They have until TUE 26 APR 2022 to comply. Reinspection scheduled for early MAY 2022.
- ii. Three (3) homes were cited for having commercial vehicles in their driveway on SAT 23 APR 2022. They have until TUE 10 MAY 2022 to comply. Reinspection schedule for mid MAY 2022.

b. Fines — None at this time.

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
- iv. MON 25 APR 2022 — \$3,505.00 (*expecting \$1,820.00 before 31 May.*)

d. Architectural Requests — None at this time.

e. Late Fee Waiver Requests — None at this time.

f. Other —

9. NEXT MEETING: **Scheduled for WED 25 MAY 2022 at 6:30 pm;** (*Agenda items must be submitted by WED 18 MAY 2022.*)

10. MOTION to adjourn.

MOTION	SECOND	VOICE VOTE	MEETING ADJOURNED AT:
P	D	None	7:21 PM

CERTIFIED:

Alfredo Varela 25 MAY 2022
Alfredo Varela, Secretary Date

MONUMENT OPTIONS FOR GRANITE BACKGROUND

Re. Riverwalk

Attached are samples of the granite. The least expensive is Uba Tuba granite, however it has a slight green tint to it.

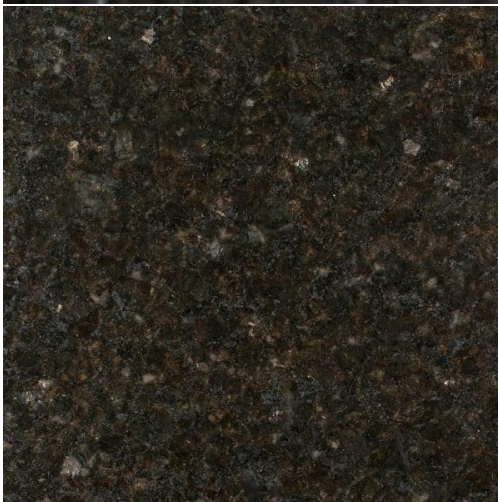
If you want to see these granites in color, I know Slab Depot in Pompano Beach has all three typically.



“ABSOLUTE BLACK”



“BLACK PEARL”



“UBA TUBA”

**Note: Since the black granite color / look is what the developer originally installed, the Board does not believe an architectural alteration vote is necessary.*

***Samples provided by ART SIGN CO, Fort Lauderdale. Price: \$13,338 quoted on 02 FEB 2021. Pricing needs to be updated. Pricing does not include re-painting of the monument.*

Riverwalk at Sunrise Homeowners Association, Inc.
100 — 268 Riverwalk Circle | Sunrise, Florida 33326

NATIONAL • REGIONAL • INTERNATIONAL SIGN PROGRAMS



SIGN
COMPANY, INC.



www.artsignfl.com

State Certified
#ES-12000565

BUSINESS IDENTIFICATION SYSTEMS SINCE 1947

Date: 2.2.21

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 and borders would ADD \$2,490.00 to the price below. Must be added at time of order/deposit.

Supply and install Level 1-2 granite cut to shape on both sides of the non-illuminated sign.

Installation of existing borders and letters.

Letter colors and granite chosen may effect price.

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 logistics, 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 2.2.21
Subject to warranty and conditions on page two of this agreement

SUB -TOTAL	\$13,338.00
PERMIT	Not Included
TOTAL	\$13,338.00
DEPOSIT DUE	\$6,669.00
BALANCE	Upon Completion

CONDITIONAL SALES AGREEMENT

Riverwalk at Sunrise Homeowners Association, Inc.
100 — 268 Riverwalk Circle | Sunrise, Florida 33326



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

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 tow vehicles that meet the following criteria:

1. Any vehicle whose presence or operation in/on/about the Association creates a nuisance as defined by the Declaration of the Association (Declaration, Page 31, Article IX, Section 5, “Nuisances”) which states:

“Section 5. Nuisances:

No Living unit shall be used, in whole or in part, for the storage of any property or thing that will cause such Living Unit to appear in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing, or material be kept upon any Living Unit that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort or serenity or the occupants of surrounding property. No noxious, offensive, or unlawful activity shall be carried on upon any Living Unit, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance, or nuisance to any person using any property adjacent to Living Unit, nor shall not be maintained any plants or animals or device or thing of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of The Properties.”

2. Any vehicle that meets the Prohibited Vehicles section of the Declaration of the Association (Declaration, Page 32, Article IX, Section 19, “Parking spaces and Prohibited Vehicles.”) which states:

“Section 19. Parking Spaces and Prohibited Vehicles:

Vehicles which are not prohibited by the Land Use Documents shall be permitted to park only in the garages or in the driveways serving the Living Unit or appropriate spaces or designated areas. Parking spaces which are located exclusively on the Common Areas may be used for temporary parking on a first-come first-serve basis. No commercial vehicles of any kind, no vehicles with greater than four (4) wheels, commercial vehicle campers, mobile homes, motor homes, house trailers or trailers of every other description, recreational vehicles, boats, boat trailers or horse trailers, (Collectively the “Prohibited Vehicles”), shall be permitted to be parked or to be stored at any place on the Properties, nor in dedicated areas. Motorcycles, scooters and bicycles are permitted, however, they must be stored within the garage of the Living Unit. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as for pick-up and deliver and other commercial services, nor to vans or trucks of personal use (with no commercial markings and with a length no greater than twenty (20) feet with a base no greater than six (6) feet which are in acceptable condition in the sole opinion of the Board (which favorable opinion may be changed at any time), nor to any vehicles of the developer or its affiliates and designees. **Any Prohibited Vehicle parked in violation of these or other restrictions contained herein or in the Rules and Regulations may be towed by the Association at the sole expense of the owner of such Prohibited vehicle if such Prohibited Vehicle remains in violation for a period of 24 hours from the time a notice of violation is placed upon it. The Association shall not be liable to the owner of the Prohibited Vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind. An affidavit of the person posting such notice stating that it was properly posted shall be conclusive evidence of proper posting.**

If Authorized by the unanimous vote of the Board of Directors, the Association shall have the right to implement a parking decal program and/or assign parking spaces to each unit.”

3. Any vehicle that is parked across or beyond the lines of guest spaces.
4. Any vehicle that does not have a valid, current vehicle registration.
5. Any vehicle parked in a guest space for 21 or more nights in any one-year period.
6. Any vehicle parked on the street or parked in such a manner that it extends beyond a driveway or parking space's end into the street.

The Association shall publish a first warning to all residents and post it to each door with an affidavit of service being provided. Notice shall include a statement that Owner(s)/Tenant(s) of each Living Unit are responsible to advise their guest(s) of these requirements. Further, the Association will publish this information on the notice board adjacent the pool, on the notice board above the mailboxes and will email all Owners of Living Units whom have electronically opted in or provided their email address, or whose email was provided by prior management / the Association. Enforcement actions shall begin not sooner than thirty (30) calendar days after posting to the notice boards at the Association.

The Association specifically authorizes and directs manager to take enforcement action(s) on its behalf to the best of the manager's abilities with a good-faith effort geared towards compliance of the Documents of the Association.

IN WITNESS WHEREOF, the undersigned has executed this Certificate as of this 27th day of April, 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



ALL COUNTY TOWING

BROWARD COUNTY'S LEADER IN PRIVATE PROPERTY TOWING

PHONE (954) 584-0039 FAX (954) 524-6086

MAILING ADDRESS: PO Box 878 FORT LAUDERDALE, FL 33302

VEHICLE TOWING AGREEMENT

AGREEMENT DATE: 05 / 01 / 2022 ORIGINAL X RENEWAL _____

MANAGEMENT(X) OWNER(____) # OF SIGNS/POLES _____ (FOR OFFICE USE)

Association
Management
Partners, LLC

NAME OF PROPERTY Riverwalk at Sunrise HOA, INC PROPERTY MANAGEMENT _____

ADDRESS 100 - 268 Riverwalk Circle CITY Sunrise ZIP 33326

CONTACT PERSON Matt Jelinek, Manager PHONE 608-843-4648 E-MAIL: Matt@AMP-Florida.com

PERSONS(S) AUTHORIZED TO HAVE VEHICLES TOWED/IMMOBILIZED AT THE PROPERTY

NAME Matt Jelinek, Manager PHONE 608-843-4648 E-MAIL Matt@AMP-Florida.com

NAME _____ PHONE _____ E-MAIL _____

NAME _____ PHONE _____ E-MAIL _____

NAME _____ PHONE _____ E-MAIL _____

NAME _____ PHONE _____ E-MAIL _____

NAME _____ PHONE _____ E-MAIL _____

AGREEMENT BETWEEN THE ABOVE LISTED AND ALL COUNTY TOWING

THIS SHALL BE AN AGREEMENT WHICH AUTHORIZES ALL COUNTY TOWING TO TOW VEHICLES, WHEN REQUESTED BY AN AUTHORIZED SIGNER, FROM THE ABOVE MENTIONED PROPERTY. TOWING OF VEHICLES SHALL BE DONE ON A 24 HOUR PER DAY 7 DAY A WEEK BASIS UNLESS OTHERWISE NOTED. ONLY THE PERSON(S) LISTED ABOVE AND ON THE ADDENDUM, IF ANY, MAY AUTHORIZE VEHICLES TO BE TOWED AT THE ABOVE POSTED PROPERTY. IT IS THE PROPERTY OWNER(S) OR MANAGER(S) RESPONSIBILITY TO NOTIFY ALL COUNTY TOWING OF ANY CHANGES TO THAT LIST OR OWNERSHIP OR MANAGEMENT OF THE PROPERTY AND AS SUCH, TAKE FULL RESPONSIBILITY FOR ANY INCORRECT TOWING DUE TO FAILURE TO NOTIFY ALL COUNTY TOWING IN WRITING OF ANY SUCH CHANGES IN AUTHORIZATION OR OWNERSHIP. THIS AGREEMENT, WHICH DOES NOT HAVE A CANCELLATION DATE, MAY BE CANCELED BY A 30 DAY WRITTEN NOTICE. THIS AGREEMENT BETWEEN THE PARTIES, FOR THE TOWING OF VEHICLES ON PRIVATE PROPERTY, SHALL BE DONE UNDER THE GUIDELINE AND STIPULATIONS AS SET FORTH BY FLORIDA STATE STATUTE 715.07 "VEHICLES PARKED ON PRIVATE PROPERTY, TOWING EFFECTIVE JULY 13, 1983." TOWING AND THE TOWING RATES ARE REGULATED BY BROWARD COUNTY ORDINANCE SECTION 20, ARTICLE VII, DIVISION 2 "TOWING REGULATION." PLEASE SEE BROWARD COUNTY RATE ADDENDUM FOR LIST OF CURRENT RATES. ALL COUNTY TOWING IS NOT RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR DURING THE SIGN INSTALLATION AND/OR REMOVAL AND THE OWNER OR AGENT GIVES PERMISSION OF THE REMOVAL OF THE TOW-AWAY SIGNS AT ANY TIME

PROPERTY OWNER OR MANAGER, SIGNATURE: _____ AUTH PROP AGENT
Jamie Prigal as President of the Board of Directors

ALL COUNTY TOWING REP., SIGNATURE: _____ AUTH TOWING AGENT