

## MEETING NOTICE

DATE & TIME: Wednesday, May 25, 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: [6:48](#) pm, local time

2. Present:

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

3. Members Present: [Mike Divietro \(100\)](#); [Donald Cuadra \(217\)](#); [Andreina Villalobos \(190\)](#);

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

5. \***MOTION** to waive reading and approve meeting minutes from Meeting dated 27 APRIL 2022.

(Pages 3 – 6)

<b>MOTION</b>	<b>SECOND</b>	<b>OBJECTIONS</b>	<b>MOTION IS</b>
<a href="#">P</a>	<a href="#">D</a>	<a href="#">None</a>	<a href="#">Adopted</a>

6. CURRENT BUSINESS:

a. MONUMENT —

- i. 2022.04.27 — Funds approved; Absolute Black (color) approved;
- ii. 2022.04.28 — Vendor has to update pricing;

b. CODE VIOLATIONS —

- i. Tree Trimming / Landscaping — Remedy in process; no fines
- ii. Pool / Health Dept — Complied; New signs being picked-up this week;
- iii. Pool Baths / Fixtures — Getting quotes for ATF permits / changes;
- iv. Electrical Outlets — Need to locate FPL CAN for the street lamps;

c. Rules & Regulations Adoption —

- i. Received quote for \$350/hr to review. About 5 – 10 hours. (\$1,7500 - \$3,500)
- ii. [Manager to get a second quote.](#)

d. Insurance Quoting — Quotes are being worked on with brokerages statewide.

- i. Ready to proceed to getting an AOR (Agent of Record) Letter signed.

e. Building Painting — Scope of work published online.

- i. Awaiting more quotes

f. Mailboxes – Painting vs. Replacement.

- i. 2022.04.27 — (Try cleaning first, try repainting. Replacement will be challenging at best. / Try “Simple Green”?)

7. NEW BUSINESS:

8. MEMBER CONCERNS:

- a. Violations
- b. Fines — None at this time.
- c. Past-Due Balances —
  - i. MON 21 FEB 2022 — \$4,750.00
  - ii. MON 28 MAR 2022 — \$3,105.00
  - iii. MON 25 APR 2022 — \$3,505.00
  - iv. MON 23 MAY 2022 — \$4,305.00 (*closing on 125 Riverwalk is delayed.*)
- d. Architectural Requests —
  - i. 217 (Cuadara) — Request for turf install. (*Separately attached.*)
  - ii. Manager's concerns:
    - 1. Description of turf does not state permeability; Per Sunrise Code of Ordinances, 35% of the lot must be permeable (be able to absorb rainwater.)
    - 2. There's a "perimeter" of cement that they want to install. Has the owner ordered a staked boundary survey?
    - 3. They're talking about removing three inches of top soil and then installing gravel and sand. They also talk about grading. A grading plan should be provided.
    - 4. There's no mention of any work they'll be doing on the irrigation lines or the message wires for the irrigation lines.
    - 5. The City of Sunrise will require permits for: (A) Irrigation work; (B) Cement work;
    - 6. *Set contingencies; City, but any contingencies the Association wants in place taking into account cement, grading and irrigation.*
    - 7. *Member: Same prep as tiles (pavers); They will raise the entire yard, leave a foot drop towards the back; Water goes through the turf right away; Would be paver-ready later; The concrete is to retain the material;*
    - 8. *Table until contingencies are submitted in-writing to Board for review.*
  - iii. Application for 112 Riverwalk — Buyer qualification concerns;
    - 1. Association will demand that the Buyer(s) pays to the Association and maintains a credit not less than \$2,500.00 for the first year of homeownership. If Buyers agree, the Association will issue approval.

- iv. Pool Area — (1) Chairs; (2) Clock; (3) Mohogany Tree – (a) cost to remove and replace vs. cost to just address the roots; manager to get quote on root cutting only; (4) Cabinet (locker) replacement for the cabana. Okay to proceed under \$300.00; (5) Discuss getting 2 tables, chairs, umbrellas; (6) Add to Michele’s list to hose-down the lounge chairs daily;
- e. Late Fee Waiver Requests — None at this time.
- f. Other — Nothing at this time.
9. NEXT MEETING: **Scheduled for WED 29 JUNE 2022 at 6:30 pm;**  
(*Agenda items must be submitted by WED 15 JUNE 2022.*)
10. MOTION to adjourn.

<b>MOTION</b>	<b>SECOND</b>	<b>VOICE VOTE</b>	<b>MEETING ADJOURNED AT:</b>
<b>S</b>	<b>D</b>	<b>NONE</b>	<b>7:41 pm</b>

CERTIFIED:

*Alfredo Varela*      29 JUN 2022  
Alfredo Varela, Secretary      Date

**MEETING MINUTES**

27 April 2022

**MEETING MINUTES**

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

12. Present:

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

13. Members Present: 100-Divietro //

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

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

MOTION	SECOND	OBJECTIONS	MOTION IS
P	S	None	Adopted

16. 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	SECOND	OPPOSED	MOTION IS
P	S	None	Adopted

ii. **MOTION** to approve \$13,388.00 for the repair of the monument.

MOTION	SECOND	OPPOSED	MOTION IS
D	P	None	Adopted

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	SECOND	OPPOSED	MOTION IS
P	S	None	Adopted

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?

17. 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 closed Left voicemail and text messaged inspector from County Health Dept to get findings from FRI 22 APR 2022 Inspeccion. 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.*

18. 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 —

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

20. 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

## Premium Summary

Description Of Coverage	2021 Premium 2% CYHD	2022 Premium 5% CYHD
Property	\$ 76,123.00	\$ 91,966.00
General Liability (includes Bond & Misc Property)	\$ 16,037.50	\$ 18,376.90
Crime	Included in GL	Included in GL
Directors & Officers Liability	\$ 1,329.00	\$ 1,527.62
Umbrella	\$ 1,593.00	\$ 2,462.75
<b>Total Annual Premium</b>	<b>\$ 95,082.50</b>	<b>\$ 114,333.27</b>

\*All quoted premiums are annual estimates and may change due to year end audits or mid-term policy changes.

### Property Premium History:

Year	2014	2015	2016	2017	2018	2019	2020
Hurricane Ded	3%	3%	3%	2%	2%	2%	2%
Premium	\$86,988	\$70,609	\$61,384	\$49,460	\$45,834	\$46,020	\$63,750

