

## MEETING NOTICE

DATE & TIME: Wednesday, June 29, 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: 6:38 pm, local time

2. Present:

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

3. Members Present: [Mike Divietro \(100\)](#), [Albert Tobar \(226\)](#), [Jorge Senises \(250\)](#),

4. Notice of Meeting:

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

~~(Pages 3 — 6)~~

MOTION	SECOND	OBJECTIONS	MOTION IS
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6. CURRENT BUSINESS:

a. SEATING NEW BOARD:

i. Uncontested, the following are the new board of directors: Jamie Prigal, Evie Guzman, Alfredo Varela, Jorge Senises. *(This leaves one (1) vacant board seat to be filled.)*

ii. Officers —

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|-------------------|----------------|
| 1. President      | Jamie Prigal   |
| 2. Vice President | Evie Guzman    |
| 3. Secretary      | Alfredo Varela |
| 4. Treasurer      | Jorge Senises  |

b. MONUMENT —

- i. 2022.04.27 — Funds approved; Absolute Black (color) approved;
- ii. 2022.04.28 — Vendor has to update pricing;
- iii. 2022.06.24 — Pricing is now \$16,588.00; Motion to approve?
  1. Motion to approve (VP); Second (P); Opposed: None; Motion: Adopted
  2. Letters — Getting quotes for replacing letters. To sandblast, prime and paint is \$2,400.00 from Art Signs.

c. CODE VIOLATIONS —

- i. Tree Trimming / Landscaping — Remedy in process; no fines
- ii. Pool Baths / Fixtures — Getting quotes for ATF permits / changes;
- iii. Electrical Outlets — Need to locate FPL CAN for the street lamps;

d. Rules & Regulations Adoption —

- i. Received quote for \$350/hr to review. About 5 – 10 hours. (\$1,750 - \$3,500)
- ii. Received a retainer letter without a time estimate at an hourly rate of \$400.00.
- iii. Received a verbal from Chris Sajdera PA for \$275.00 per hour with estimate of 2 – 3 hours.
  - 1. Motion to approve \$825.00 in legal fees for Documents Review (VP); Second (P);  
Opposed: None; Motion: Adopted.
- e. Building Painting — Scope of work published online. Awaiting additional quotes.
  - i. 2022.06.24 — Following-up with vendors, but haven't received any more.
- f. Mailboxes – Painting vs. Replacement.
  - i. 2022.04.27 — (Try cleaning first, try repainting. Replacement will be challenging at best. /  
*Try "Simple Green"?)*
  - ii. 2022.06.07 — First cleaning attempt. Board's thoughts?
  - iii. 2022.06.29 — Paint just the bases. Include in the building painting proposal / work.

7. NEW BUSINESS:

8. MEMBER CONCERNS:

a. PAST-DUE BALANCES —

- i. MON 25 APR 2022 — \$3,505.00
- ii. MON 23 MAY 2022 — \$4,305.00 (*closing on 125 Riverwalk is delayed.*)
- iii. FRI 24 JUN 2022 — \$4,755.00 (*closing on 125 Riverwalk is delayed.*)

b. ROOF REPAIRS —

- i. 224 Riverwalk Circle — Roof Repair. Cost \$3,120.00.
  - 1. 2022 Budget is \$30,000.00; YTD Spending as of 31 MAY 2022 is \$1,880.00
  - 2. 2022.06.24 — Manager approved.
- ii. 226 Riverwalk Circle — Roof Repair. Cost \$1,120.00.
  - 1. 2022 Budget is \$30,000.00; YTD Spending with added unit above will be \$5,000.00
  - 2. 2022.06.24 — Manager approved.
- iii. 219 Riverwalk Circle — Roof Repair. Cost \$920.00

iv. ARCHITECTURAL MODIFICATIONS —

- v. 217 Riverwalk Circle — Donald: Turf Install
  - 1. 2022.05.25 — Board wants to see some guidelines. Manager has some questions.
  - 2. 2022.06.29 — Guidelines review by Board and approval vote.
- vi. 170 Riverwalk Circle — Cara: Solar Panel Installation
  - 1. Board Discussion
  - 2. Motion to approve \$400 for legal letter of opinion — Motion: (S); Second: (T); Opposed: None; Motion: Approved.
- vii. 202 Riverwalk Circle — Grass concerns: Jamie / Evie will discuss with Carlos
- viii. 178 Riverwalk Circle — Root dead-ending needed: Jamie will discuss with Carlos
- ix. Standing water near playground tot/lot entry needs to be graded. (Carlos handling.)

c. Late Fee Waiver Requests                      None at this time.

d. Other    Nothing at this time.

9. NEXT MEETING:

**Scheduled for WED 27 JULY 2022 at 6:30 pm;**  
(*Agenda items must be submitted by WED 20 JULY 2022.*)

- a. Garbage / Recycling bin placement
- b. Chairs on the pool deck
- c. Keys for the bathroom doors at pool cabana
- d. Lights @ Cabana —Install photocell?
- e. Storm Drains —

10. MOTION to adjourn.

<b>MOTION</b> VP	<b>SECOND</b> P	<b>VOICE VOTE</b> None Opposed	<b>MEETING ADJOURNED AT:</b> 7:26 pm
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CERTIFIED:

 Alfredo Varela, Secretary	<u>27 JUL 2022</u> Date
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