

Riverwalk at Sunrise Homeowners Association, Inc.

100 — 268 Riverwalk Circle | Sunrise, Florida 33326

BUDGET MEETING NOTICE

DATE & TIME: Saturday, December 17, 2022 at 4:00 p.m., local time

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

AGENDA

1. Call to Order at: [6:39](#) pm, local time

2. Present:

| [X](#) | (P) J Prigal | [X](#) | (VP) Guzman | [X](#) | (S) Varela | | (T) Senises | | (D) [Vacant]

3. Members Present: [Albert \(226\)](#); [Karen \(264\)](#); [Nina \(](#)

4. Notice of Meeting: (a) Website; (b) Pool;

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

MOTION	SECOND	OBJECTIONS	MOTION IS
P	VP	None	Adopted

6. CURRENT BUSINESS:

7. NEW BUSINESS:

a. Adoption of FY2023 Budget

i. Motion to adopt FY 2023 Budget by President; Second by Vice-President;

Opposed: None; Motion: Adopted.

ii. Motion to adopt monthly dues per unit at a rate of \$309.75 effective February 01, 2023 by President; Second by Secretary; Opposed: None; Motion: Adopted.

b. Plumbing – Manager spoke to vendor about pulling permits (due 19 JAN 2023). Awaiting pricing.

c. Lights – Water is getting into the electrical lines.

d. 84 South – Documents demand letter (Mgr to send to Board for review.)

8. NEXT MEETING: Scheduled for 25 January 2023 at 6:30 p.m.

a. Next Meeting: Appointment to vacant Board Seat.

b. Reschedule Election Meeting to Wednesday, March 29, 2023 at 6:30 p.m.

9. MOTION to adjourn.

MOTION	SECOND	VOICE VOTE	MEETING ADJOURNED AT:
P	VP	None Opposed	7:21 p.m.

APPROVED:

[Alfredo Varela](#)

25 JAN 2023

Alfredo Varela, Secretary

Date

MEETING MINUTES
26 OCTOBER 2022 6:30 PM

10. Call to Order at: [6:39](#) pm, local time

11. Present:

| **X** | (P) J Prigal | **X** | (VP) Guzman | **X** | (S) Varela | | (T) Senises | | (D) [Vacant]

12. Members Present: [Clara Coral Pineda \(211\)](#); [Mike & Nerina Khan-Divietro \(100\)](#); [Albert Tobar \(226\)](#);

13. Notice of Meeting: (a) Website on 24 OCT 2022

14. ***MOTION** to waive reading and approve meeting minutes from Meeting dated 31 AUGUST 2022.

MOTION	SECOND	OBJECTIONS	MOTION IS
P	VP	None	Adopted

15. CURRENT BUSINESS:

a. MONUMENT —

i. 2022.10.03 — Aluminum quote is \$4,087.40 Approved & Adopted

1. 2022.10.13 — Check and contract sent out.

b. Code Violation(s) —

i. Pool Baths / Fixtures — Getting quotes for ATF permits / changes;

ii. Electrical Outlets — Permits obtained;

1. NOC Issued?

iii. Pool —

1. 2022.10.24 — Pool pavers cannot be repaired until the leak is repaired;

2. 2022.10.24 — Leak was repaired. There was a question about whether a second leak existed, but it doesn't appear there was. Final determination will be made on THU 27 OCT 2022.

3. [2022.10.26](#) — Leak didn't appear to be corrected / fixed. They need to come back out. Association has paid \$500.00 (CK#222 on 07 OCT 2022) to Tropical Pool Solutions for leak detection. Repair invoice for \$1,500.00 has not been received. Paver repairmen want to wait until leak is repaired.

c. 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.
- iv. 2022.07.21 — Emailed to Chris Sajdera, PA with approval.
- v. 2022.08.26 — No reply. Jamie – can you f/u or do you want mgr to follow-up?
- vi. 2022.09.16 — Email from attorney. Attorney wants a retainer agreement. Management recommends against. The Association has Valancy & Reed, PA on retainer and they are doing work on the 84 South concern.
- vii. 2022.10.13 — Sent corrected name and mailing address for the retainer; No retainer received.
- viii. 2022.10.24 — Jamie (P) following-up with attorney's office.
- ix. 2022.10.25 — Retainer received.
- x. **MOTION** to approve retainer and proceed with Rules & Regulations Review for \$825.00 or less as approved previously (*above*). Motion: President; Second: Vice-President; Secretary: Approve; Motion is adopted.
- xi. **MOTION** to amend \$825.00 to \$900.00. Motion: President; Second: Secretary; Vice-President: Approved; Motion is adopted.

d. Building Painting —

- i. REVIEW ATTACHED BID COMPARISONS
- ii. 2022.10.24 — Comparative assessment attached.
 1. Board must provide inquiries – if any – about any of the quotes.
 2. Selection of vendor at next meeting (NOV 2022)
 3. Color presentation at next meeting (NOV 2022)

e. Re-lining, Seal-coating, Re-painting

- i. 2022.08.31 — Initial request made.
 1. Scope: (a) Sealcoat and re-stripe of all guest parking areas including curbs to say “GUEST ONLY”; (b) All speed bumps to be painted yellow; (c) All posts at speed bumps to be repainted yellow (*Reflective tape can be applied after the paint has dried by maintenance/janitorial staff.*)
- ii. 2022.10.20 — Follow-up made.

f. Dog Waste Receptacle

- i. 2022.10.03 — \$325.00 approved via motion.

g. Individual Unit Concerns

- i. 178 — Roots at driveway; Removal approved 03 OCT 2022; Sent to vendor 11 OCT 2022.
- ii. Pool — Root removal approved 03 OCT 2022; Sent to vendor 11 OCT 2022.
- iii. 180 — Sprinkler; Repair approved 03 OCT 2022; Sent to vendor 11 OCT 2022.
- iv. 184 — Broken pipe; On 03 OCT 2022 Board approved \$150.00 contribution to repair that was quoted at \$375.00. The vendor cannot do the repair for below \$500.00 now because manager won't agree to work without first receiving insurance certificates. Owner is asking for update. Will the board approve additional funds or no?
 1. Board of Directors authorizes \$150.00 credit towards repairs on the Unit Owner's Ledger; Unit Owner is responsible for repairs and any balance above that amount since repair required is on the Unit Owner's Property. Board agrees unanimously.
- v. Standing water at Tot Lot has been fixed; New sod has been installed;
- vi. Sod throughout common areas of community: Awaiting a bid and map or information showing where the repairs need to happen and an estimate for the repairs.

16. NEW BUSINESS:

- a. Review of FY 2023 Budget that will be voted upon on WED 30 NOV 2022.
- b. MOTION to form the NOMINATING COMMITTEE for the FY2023 Board Election to occur on SAT 17 DEC 2022 at 4:00 p.m., local time via Zoom.US. (1) Albert Tobar; (2) Mi DiVietro; (P / CW) Jamie Prigal.
- c. **MOTION** directing manager to send collection matter for 106 Riverwalk Cir, Sunrise, FL 33326 to Attorney (Valancy) for collections. Motion: P; Second: VP; Opposed: None; Motion Adopted.
 - i. **History:**
 1. 14 SEP 2022 – Notification of forwarding to attorneys sent. (*Affidavit*)
 2. 21 SEP 2022 – Last payment received;
 3. 26 OCT 2022 – Balance is in excess of three (3) months. No OCT 2022 Payment has been received.
- d. **MOTION** directing manager to send F.S. §720.3085 letters demanding tenants pay rent directly to the Association to the following unit(s):
 - i. 141 Riverwalk Circle, Sunrise, FL 33326 (Owner: 2018-2 IH Borrower, LP); and
 - ii. 186 Riverwalk Circle, Sunrise, FL 33326 (Owner: 2018-2 IH Borrower, LP); and
 - iii. 207 Riverwalk Circle, Sunrise, FL 33326 (Owner: 2018-2 IH Borrower, LP); and
 - iv. 236 Riverwalk Circle, Sunrise, FL 33326 (Owner: 2018-2 IH Borrower, LP); and
 - v. 168 Riverwalk Circle, Sunrise, FL 33326 (Owner: Maria Cheda);
 1. MOTION: (P); Second: (VP); Opposed: None; Motion Adopted.

17. MEMBER CONCERNS:

a. VIOLATIONS

- i. Fine: \$100.00 levied against 185 Riverwalk; 02 AUG 2022 Motion to approve: VP; Second: P; Opposed: None; Fine is applied.
 1. 2022.10.24 — Certified Mail 9414 8118 9876 5810 3734 23 // \$8.62
 2. **MOTION to levy \$8.62 for Certified Mail against the ledger of the unit. Motion: P; Second: VP; Opposed: None; Motion Adopted.**
- ii. Fine: \$100.00 levied against 185 Riverwalk; 15 SEP 2022 Motion to approve: VP; Second: P; Opposed: None; Fine is applied.
 1. 2022.10.24 — Certified Mail 9414 8118 9876 5810 3747 65 // \$8.62
 2. **MOTION to levy \$8.62 for Certified Mail against the ledger of the unit. Motion: P; Second: VP; Opposed: None; Motion Adopted.**
- iii. Fine: \$100.00 levied against 123 Riverwalk; 17 SEP 2022 Motion to approve: P; Second: T; Opposed: None; Fine is applied.
 1. 2022.10.24 — Certified Mail 9414 8118 9876 5810 3724 71 // \$8.62
 2. **MOTION to levy \$8.62 for Certified Mail against the ledger of the unit. Motion: P; Second: VP; Opposed: None; Motion Adopted.**
- iv. Motion to approve violation of 228 Riverwalk: Motion: VP; Second: P; Opposed: None; Violation to be sent via USPS Certified Mail, ~~Electronic Receipt~~.
 1. 2022.10.24 — Certified Mail 9407 1118 9876 5810 3754 59 // \$6.62
 2. **MOTION to levy \$6.62 for Certified Mail against the ledger of the unit. Motion: P; Second: VP; Opposed: None; Motion Adopted.**

18. NEXT MEETING: **Scheduled for WED 30 NOV 2022 at 6:30 pm;**

19. Does the Board Secretary allow for e-signature to be applied to any/all meeting minutes approved and adopted by a motion of the board including minutes dated 26 OCT 2022? **Approved by voice.**
20. **ARC – 193 Riverwalk: Motion to approve architectural windows & sliding glass door request.**
MOTION to approve: P; Second: VP; Opposed: None.
21. **Holiday lights were approved in FY22 Budget under Contingency or Maintenance & Repairs for \$2,300.00. Assn may proceed with install. Directors to be advised of pricing upon receipt.**

22. MOTION to adjourn.

MOTION P	SECOND VP	VOICE VOTE None	MEETING ADJOURNED AT: 8:06 p.m.
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APPROVED: *Alfredo Varela* 28 DEC 2022
Alfredo Varela, Secretary Date

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