

## MEETING NOTICE

DATE & TIME: Wednesday, March 29, 2023 at 6:30 p.m., local time

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

## AGENDA

1. Call to Order at: **6:43 pm**
2. Present:  
| **X** | (P) J Prigal | | (VP) Guzman | **X** | (S) Varela | | (T) Senises | **X** | (D) DiVietro
3. Members Present: **Karen Heck (264);**
4. \***MOTION** to waive reading and approve meeting minutes from Meeting dated 29 January 2023:
  - a. Motion: (P); Second: (D); Opposed: None; Motion is adopted.
  - b. **Secretary authorizes manager to apply electronic signature to prior approved meeting minutes.**
5. CURRENT BUSINESS:
  - a. Election Schedule
    - i. On Wednesday, April 26, 2023 at 6:30 pm, the Association will seat its new Board of Directors: Mike DiVietro, Karen Heck, Jamie Prigal, Alberto Tobar and Alfredo Varela.
  - b. Plumbing Code Violation (Jamie)
    - i. Matt J was able to get extension on violation;
    - ii. HERO Plumbing had to update the plumbing permit(s);
    - iii. **Christy @ HERO: They are amending plans as submitted per City's request. (Revisions.)**
  - c. Electrical Issues
    - i. Front lighting: Landscapers were to adjust sprinklers. **Completed.**
    - ii. **Test ASAP – Send Ricky (AMP Maintenance) to trouble-shoot (set up so Jamie can meet with him. Not just units by front entrance, but by pool, too.)**
    - iii. **Bulbs out at Pool. Ask Michele to change.**
    - iv. **Check out outdoor lighting for sign. Timer (low-voltage system) to avoid photo sensors picking up street lamps.**
  - d. 84 South Docs / Budget (Jamie)
    - i. Able to schedule meeting at attorney's office? **Not yet.**
    - ii. **Manager to send directions and information as well as requests to Board President.**
  - e. Irrigation for swales (City of Sunrise concern)
    - i. The City wants to have the Association put irrigation in the swales.
    - ii. There is a permit the landscapers were trying to close but were told the swales need to have irrigation before they can.
    - iii. **Jamie met with Carlos, Irrigation contractor and City of Sunrise Official on 27 FEB 2023. City Official agreed, but had to check in at the city's office due to the fact that the permit was closed in the 1990's. City official said she would reach out to Carlos. Manager to follow-up with Carlos. Is permit closed?**
  - f. Rules & Regulations Legal Review
    - i. Manager tried calling and emailing law office for follow-up.
    - ii. **Jamie will call Chris Sajdera directly and follow-up.**
  - g. Painting of Buildings:
    - i. Select three (3) Color Schemes:  
<https://cv.anewgo.com/account/General%20Site%202021%20-%201/project/7489>

- ii. Set a date for 30 days out to approve paint colors.
  - iii. Send out a Limited Proxy Form for Members to vote on one of three (3) paint choices or to leave the same color.
  - iv. Have vendors update their pricing.
  - v. Select a vendor and make down-payment.
  - vi. Have buildings painted and the stucco repaired.
  - vii. 26 April 2023: Have three (3) color schemes ready for LTD Proxy. Board to approve in-meeting.
6. NEW BUSINESS:
- a. 182 Riverwalk Cir is seeking \$950.00 reimbursement for ceiling repairs.
    - i. Management has not received a PAID Invoice or proof of payment nor any description of area(s) repaired, which should come first.
  - b. 264 Riverwalk Cir is seeking to have rodent traps filled with poison.
    - i. The Association has a quote from March of 2021 for every-other month service. \$1,872.00 per year from Zapp'Em Pest Control.
    - ii. There is a concern, however, that rodent traps might only be able to be placed in COMMON AREAS. Manager isn't sure that placing poison on individual lots would be the best idea.
    - iii. If no one else is having an issue in the community. Manager to send waiver/indemnification/hold-harmless for rat poison/service.
  - c. Violations:
    - i. Commercial Vehicles: On 17 March 2023 all units with Commercial Vehicles in their driveways were cited. Management found four (4) issues. All vehicles were tagged or owners were spoken-to in-person.
      - 1. Remedy due date is not later than SAT 01 APR 2023.
      - 2. Reinspection set for 05-12 APR 2023 by manager.
    - ii. 228 Riverwalk has an unpainted garage door that was previously cited.
      - 1. Certified Mail# 9414 8118 9876 5836 6783 04 was sent with USPS Regular Mail as well to the Owner(s) on 09 MAR 2023.
      - 2. Expected delivery date is 29 MAR 2023.
      - 3. Fines of not more than \$100.00 per day to start accruing on 12 APR 2023.
      - 4. Reinspection set for 12-19 APR 2023 by manager.
    - iii. 210 Riverwalk — Manager received complaint of Christmas Decorations deflated on the roof.
      - 1. Inspection scheduled for 29 MAR – 05 APR 2023. If the decorations are there, a Notice of Violation will be sent.
    - iv. 120 Riverwalk — Complaint(s) and photo(s) of a boat being parked in a driveway at the aforementioned address have been received by manager.
      - 1. Manager will cite the violation on the next occurrence.
7. Motion to approve BlueCoast Pool Quote of \$560.00 for repairs to Chlorine Feeder, pH Feeder, Effluent Pressure Gauge and Flowmeter. **Motion: (P); Second: (S); Opposed: None**
8. Motion to approve Mansilla Welding Quote of \$534.00 for picket welding repairs at playground. **Motion: (P); Second: (D); Opposed: None**
9. Motion to approve Mansilla Welding Quote of \$643.00 for repair / replacement of handrails at pool handicapped ramp. **Motion: (P); Second: (D); Opposed: None**

10. NEXT MEETING:

a. Wednesday, April 26, 2023 at 6:30 pm via Zoom.US.

11. ADJOURNMENT:

MOTION	SECOND	VOICE VOTE	MEETING ADJOURNED AT:
P	D	NONE	7:45 pm

APPROVED: Alfredo Varela 26 APR 2023  
Alfredo Varela, Secretary of the Board Date

**MEETING MINUTES**  
**WED 25 JAN 2023 6:59 – 8:00 PM, LOCAL TIME**

1. Call to Order at: 6:59 pm pm, local time
2. Present:  
| **X** | (P) J Prigal | **X** | (VP) Guzman | **X** | (S) Varela | | (T) Senises | | (D) [Vacant]
3. Members Present: Mike Divietro, Karen Heck
4. \***MOTION** to waive reading and approve meeting minutes from Meeting dated 28 DECEMBER 2022.

MOTION	SECOND	OBJECTIONS	MOTION IS
<b>P</b>	<b>S</b>	<b>None</b>	<b>Adopted</b>

5. CURRENT BUSINESS:
  - a. Election Schedule
    - i. Nominating Committee — Jamie Prigal; Evie Guzman;  
1. Meeting: Tue 07 FEB 2023 6:30 p.m. via Zoom
  - b. Plumbing Code Violation
    - i. Updated; Compliance extended to 16 FEB 2023; Hearing on 20 FEB 2023 (will need to request another extension.)
  - c. Electrical Issues
    - i. Lighting in front — Evie spoke to Carlos (landscapers); He believes it's from irrigation. Carlos will do it ASAP.
  - d. Dues Notice (Discuss Budget Amendment)
    - i. Include LTD Proxy for Insurance Budgeting for FY2024.
    - ii. Dues Notice to Owners by MON 30 JAN 2023.
6. NEW BUSINESS:
  - a. 238 Riverwalk Circle — Architectural Request for Fence – Unanimously Approved  
contingent upon insurance certificates for the vendor being supplied to Assn Mgr.
  - b. 84 South Demand Letter for Docs to board for approval 30 JAN 2023 at COB.
  - c. Discussion on irrigation that City is demanding. (Code changed and City wants it updated.)
  - d. Holiday Decorations — Send a reminder through portal to take down prior to 02/01/2023.

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

e. Painting —

- i. Color options
- ii. Quotes
- iii. Finance Discussion – 100% reserves? If yes, triggers 2<sup>nd</sup> vote on LTD Proxy.
- iv. LTD Proxy to be sent to members 2 wks before meeting – ARC Vote
- v. Meeting
- vi. Contract Execution

f. Board Members:

- i. Nomination for Mike DiVietro
  1. Nominated by VP
  2. Second By S
- ii. Nomination for Karen Heck
  1. Nominated by P
  2. No second

7. NEXT MEETING: Scheduled for 22 February 2023 at 6:30 p.m.

8. MOTION to adjourn.

MOTION	SECOND	VOICE VOTE	MEETING ADJOURNED AT:
P	VP	None	8:00 pm

APPROVED:

*Alfredo Varela*

29 MAR 2023

Alfredo Varela, Secretary

Date

**MEMBER CONCERNS**

- 1) Karline Abrams (182 Riverwalk Cir) is requesting \$950.00 reimbursement for ceiling repairs following a water leak. (*Tasks*)
- 2) Karen Heck (264 Riverwalk Cir) is requesting the Board of Directors have rat traps filled with poison. (*Quote in March 2021 for every-other-month service was \$1,872.00 per year from Zapp'Em.*)