

MEETING NOTICE

DATE & TIME: Wednesday, May 31, 2023 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: [6:33 pm, local time](#)
2. Present:

| | | | | |
|--|---|------------|--|---|
| <input checked="" type="checkbox"/> (P) J Prigal | <input checked="" type="checkbox"/> (VP) Heck | (S) Varela | <input checked="" type="checkbox"/> (T) DiVietro | <input checked="" type="checkbox"/> (D) Tobar |
|--|---|------------|--|---|
3. Members Present:
4. ***MOTION** to waive reading and approve meeting minutes from Meeting dated 26 April 2023:

| | | | |
|-------------------|-------------------|----------------------|-------------------------|
| MOTION | SECOND | OBJECTION(s) | MOTION IS: |
| T | D | None | Adopted |
5. CURRENT BUSINESS:
 - a. Plumbing Code Violation (Jamie)
 - b. Electrical Issues
 - i. Front lighting: Landscapers were to adjust sprinklers. Completed.
 - ii. [Trouble-shoot in November.](#)
 - c. 84 South Docs / Budget (Jamie)
 - d. 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?**
 1. Carlos believed the permit was closed.
 - e. 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.
 - iii. 2023.05.31 - Jamie has NOT received email back with redline from ATTY
 1. Matt to follow-up.
 - f. 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.
 - viii. 31 May 2023: Table to June 28, 2023.

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

6. NEW BUSINESS:

a. Roof Repairs:

- i. 140 — New
- ii. 131 — Warranty Repair
- iii. 219 — Warranty Repair

b. Violations:

- i. 106 – Boat in Driveway: Levied \$300.00 in fines (3 fines @ \$100/ea.)
- ii. 256 – Cite violation for exterior stuff.
- iii. 268 – Working on cars all weekend.
- iv. 210 – Citing violation for commercial vehicle: \$300.00 (3 fines @ \$100/ea.)
- v. 140 – Manager to have a conversation about: (a) removing workout eqpt; (b) putting up screen; or (c) other.
- vi. Garbage Cans & Brown Screens — (a) wait until the Rules & Regs are reviewed; (b) send out a notice with the architectural standard when we send out the paint vote.
- vii. Driveways — (a) Nothing should be in the driveway except vehicle(s); (b) basketball hoops – okay; (c) Oil stains must be removed.
- viii. Violations Run — Motion to approve \$250.00 to Manager for Violations Run on every household in the Association.

- 1. Manager will perform not later than SUN 25 JUN 2023.

MOTION
P

SECOND
VP

OBJECTIONS
None

MOTION IS:
Adopted

7. NEXT MEETING:

- a. Wednesday, June 28, 2023 @ 6:30 pm

8. ADJOURNMENT:

MOTION
P

SECOND
VP

VOICE VOTE
None

MEETING ADJOURNED AT:
7:21 p.m.

APPROVED: Alfredo Varela
Alfredo Varela, Secretary of the Board

28 JUN 2023
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 |
|-------------------|-------------------|----------------------|-------------------------|
| P | S | None | Adopted |

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.](#)

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e. Painting —

- i. Color options
- ii. Quotes
- iii. Finance Discussion – 100% reserves? If yes, triggers 2nd 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

31 MAY 2024

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.*)