

MEETING NOTICE

DATE & TIME: Wednesday, June 28, 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: [6:32 pm](#), local time
2. Present:

X (P) J Prigal	X (VP) Heck	X (S) Varela	X (T) DiVietro	X (D) Tobar
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3. Members Present: [Nina, Paul, Maria Silvana](#)
4. ***MOTION** to waive reading and approve meeting minutes from Meeting dated 31 May 2023:

MOTION	SECOND	OBJECTION(s)	MOTION IS:
P	D	None	Adopted
5. CURRENT BUSINESS:
 - a. Plumbing Code Violation (Jamie)
 - i. HERO Plumbing Update – [Jamie will text Kristy directly.](#)
 - b. 84 South Docs / Budget (Jamie)
 - i. Delayed as Matt/Jamie have to go in together.
 - c. Irrigation for swales (City of Sunrise concern)
 - i. As of 28 JUN 2023, there are no open permits or any open violations for irrigation at the Association.
 - d. 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.
 - iv. 2023.06.28 – No response. Tried calling multiple times. No answer. Emailed Atty. Chris Sajdera.
 - e. Painting of Buildings Process:
 - 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 > [Table to WED 30 AUG 2023](#)

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

6. NEW BUSINESS:

a. Roof Repairs:

- i. Budgeted: \$30,000.00
- ii. As of 31 May 2023: \$3,940.00
- iii. Repair @ 204 (Fascia): \$1,220.00
- iv. Repair @ 219 \$1,220.00 (completed on 27 JUN 2023)
- v. Repair @ 130 \$2,440.00 (completed on 20 JUN 2023)
- vi. Repair @ 140 \$1,440.00 (completed on 20 JUN 2023)
- vii. Total expected by 15 JUL 2023: \$10,260.00

b. Discussion on street parking — Solutions:

- i. Homeowners parking at guest parking spaces;
 - 1. Guest registration? Website.
- ii. Notice: Guest parking are for guests. We're going to start monitoring guest spaces for so that ALL OWNERS have equal access. Manager to send notice to board for approval.
- iii. Ask neighbors to use driveway if feasible / possible;
- iv. Enforcement — How does the board wish to enforce? Towing company will just tow any/every vehicle that's on the street not actively being loaded / unloaded.
- v. Shuttle over from somewhere else?
- vi. Table to 26 JUL 2023 Meeting for consideration of the above.

c. Violations:

- i. 226 — Parking fine \$100.00
- ii. 256 — Items in front / back yards (Re-inspection: 14 JUL 2023)
- iii. 216 — Gate blocked (REMEDIED: 26 JUN 2023)
- iv. Violations run on entire community: started

d. Pressure washing – if price is same, can be approved for 01 NOV 2023; If price is more, get board approval (R&M Budget.)

e. Notice to Members – post notice about what's permitted / not permitted in the fronts of homes.

- i. Garbage screens are okay (per previous board.)
- ii. Basketball hoops are okay.

f. Insurance – Maintenance (no increases in 2023; possible increase in 2024;)

7. NEXT MEETING:

- a. Wednesday, July 26, 2023 @ 6:30 pm

8. ADJOURNMENT:

MOTION	SECOND	VOICE VOTE	MEETING ADJOURNED AT:
P	VP	None	8:07 p.m.

APPROVED: Alfredo Varela
Alfredo Varela, Secretary of the Board

26 JUL 2023
Date

MEETING MINUTES
WED 31 MAY 2023, 7:00 pm, LOCAL TIME

9. Call to Order at: 6:33 pm, local time

10. Present:

| **X** | (P) J Prigal | **X** | (VP) Heck | | (S) Varela | **X** | (T) DiVietro | **X** | (D) Tobar

11. Members Present:

12. ***MOTION** to waive reading and approve meeting minutes from Meeting dated 26 April 2023:

MOTION	SECOND	OBJECTION(s)	MOTION IS:
T	D	None	Adopted

13. 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.
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 - 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.

14. 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

15. NEXT MEETING:

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

16. 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