

MEETING NOTICE

DATE & TIME: Wednesday, July 26, 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

3. Members Present: _____

4. ***MOTION** to waive reading and approve meeting minutes from Meeting dated 28 JUN 2023:

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

5. CURRENT BUSINESS:

a. Plumbing Code Violation (Jamie)

i. HERO Plumbing Update

1. 2023.06.28 — Jamie will text Kristy directly.

2. 2023.07.26 — Left voicemail for Kristy.

b. 84 South Docs / Budget (Jamie)

i. Delayed as Matt/Jamie have to go in together.

c. 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.

v. 2023.07.02 – Email from Chris Sajdera that this is in-process.

vi. 2023.07.26 – Email to Chris Sajdera asking for update.

d. 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. 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.

1. Signs: NO STREET PARKING – Matt to get quote and send to board.

b. Violations:

- i. 256 — Items in front / back yards (Re-inspection: 14 JUL 2023)
 1. 2023.07.14 — Most items picked-up. Board?
 2. Manager to email owner – remove weights, umbrella and extra pavers by garage. (1) Fix light on the garage; (2) Fix GFCI Weather Cover on garage outlet;
- ii. 258 — Items on front porch: laundry hamper, clothes, bags, etc.
 1. 2023.07.26 — Email sent to landlord.
- iii. Violations run on entire community: started

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

d. 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.

iii. Manager to order NO DOGS Sign for Tot Lot.

e. New dog waste bins (2) needed

- i. One adjacent 145 Riverwalk Cir
- ii. One adjacent 181 Riverwalk Cir
- iii. Cost: \$250.00 each (not including taxes.)
- iv. MOTION to approve \$500.00 (not inclusive of taxes) for two (2) new dog stations.
This also shall not include labor for installation.

MOTION

SECOND

OBJECTIONS

MOTION IS:

S

P

None

Adopted

f. Blue Coast Pools — 6" x 6" chip out of the Diamond Brite at the bottom of pool appx 5' from end of stairs towards the deep end. (Get quote for repair.)

- i. 2023.07.26 — Email sent to owner of Blue Coast; board cc'd.

g. Irrigation between 221 & 223 is broken.

7. NEXT MEETING:

- a. Wednesday, August 30, 2023 at 6:30 p.m. via Zoom.US

8. ADJOURNMENT:

MOTION

SECOND

VOICE VOTE

MEETING ADJOURNED AT:

P

T

None Opposed

7:46 p.m.

APPROVED:

Alfredo Varela

Alfredo Varela, Secretary of the Board

30 AUG 2023

Date

August 1, 2023

All Owners
Riverwalk at Sunrise HOA, Inc.
100 – 268 Riverwalk Circle
Sunrise, FL 33326

RE: Expectations for fronts of homes

Dear Owners,

As owners, we look to have our homes looking as nice as possible. We want our properties to have value and look clean and neat in appearance at all times. Having said that, we wanted to reach out to you to notify you about some items that many properties need to address. If your home has any of the issues listed below, we'd like you to address them before August 31, 2023.

If you have any concerns, please reach out to the manager, Matt Jelinek, via email to Matt@AMP-Florida.com.

FENCES

- Fences are not owned by the Association. They are the complete responsibility of the owner.
- Recent inspections of fences have revealed: mold, mildew and poor or no maintenance.
- The Association is asking all owners to make sure their fence(s) are pressure-washed if dirty and are stable with gates able to be opened and in good working order.

TRASH BINS



- Trash bins are to be stored inside the garage or out of sight from the front of the home.
- If you would like to keep your trash / recycling bins on the driveway, they must be kept out of sight using a screen.
- The screen that the Association approved in 2020 or 2021 is a SUNCAST 44" Wicker Resin Screen Enclosure. See the picture (left) for reference.

DRIVEWAYS

- Many of your driveways have oil / grease and other stains on them.
- Driveway maintenance is the responsibility of each owner.
- Please check your driveway and utilize a stain remover (does not have to be the one pictured) and follow the instructions to remove any stain(s) from your driveways.



STORAGE

- The visible sides of homes are **NOT** to be used for storage of any kind. Owners should utilize their garage or their fenced-in backyards where things are kept out-of-sight.
- There should be no more than three (3) plants that are a size of 5-US Gallons or less in front of the unit anywhere.
- No tarps, screens, awnings or other coverings are permitted to be out front.

DECORATIONS

- Reminder: Decorations may be up for not more than 30 days before and 30 days after any holiday(s).
 - EXAMPLE: If you celebrate New Years Day (01 JAN), decorations may be up on 01 DEC and must be down on 31 JAN.
- Flags:
 - If you have a United States Flag on the front of your home, it must be properly displayed according to United States Flag Code. The union (field of blue with white stars) always hangs to its own right when the U.S. Flag is displayed upright.
 - Florida Statutes, section 720.304(2)(a) states: “Any homeowner may display ***one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one*** portable, removable official flag, in a respectful manner, not larger than 4 1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard, or a POW-MIA flag, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association.”
 - This means homeowners are limited to no more than two (2) flags per household.
 - “Respectful” shall mean that any flag hung shall be hung according to the United States Flag Code. (4 U.S.C., Section 8 of United States Code.)
 - The Association has **not** approved other flags to be flown at this time in the Community. Any person(s) wishing to fly other flag(s) should submit an Architectural Modification Request Form to Management. (AMP-Florida.com/arc)

NO STREET PARKING

GUEST PARKING

PLAYGROUND

- Pets are **NOT** permitted in the Tot Lot.

- Do not kick balls against railings. The balls are damaging the railings and repair costs are significant.