

MEETING NOTICE

DATE & TIME: Wednesday, August 30, 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	(VP) Heck	X (S) Varela	X (T) DiVietro	X (D) Tobar
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3. Members Present: [Paul Rohloff](#)
4. ***MOTION** to waive reading and approve meeting minutes from Meeting dated 26 JUL 2023:

MOTION	SECOND	OBJECTION(s)	MOTION IS:
P	S	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 — Jamie left voicemail for Kristy.
 3. 2023.08.30 — [Kristy not replying. Jamie spoke to Chris Sajdera \(Atty\) Jamie will check on a consult with. If we don't have to do ADA-Compliant Requirements, this would be expedited; Plumbing Heroes is not responding. Manager will try calling six times each day for the next three business days.](#)
 - 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.
 - vii. 2023.08.08 – Redline docs received by manager.
 - viii. **2023.08.30 – Board to review changes and choose whether to adopt or not.**
 1. [Table pending review of Developer-Issued Rules & Regulations.](#)

Riverwalk at Sunrise Homeowners Association, Inc.

100 — 268 Riverwalk Circle | Sunrise, Florida 33326

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
- ix. **2023.08.30 — What are the three color schemes the board wishes to present to members?**

1. Paint colors will be on the side of 126 Riverwalk Cir after Tuesday, September 5, 2023.
2. Dark colors on the garage doors are hot in summer; fades at bottom of garage door.
3. Date for color schemes and mock-ups is 27 SEP 2023. Mock-ups to Manager on 25 SEP 2023.

6. NEW BUSINESS:

- a. Signs: "NO STREET PARKING, VIOLATORS WILL BE TOWED"
- b. Signs: "NO DOGS ALLOWED" at pool and tot lot.
- c. Dog Waste Bins (2)
- d. Pool —
 - i. Diamond brite repair **COMPLETED**
 - ii. Chemicals in feeder **COMPLETED**
 - iii. Shower has been broken for a long time. Does the board wish to replace? [HERO Plumbing?](#)
 - iv. [Javier from Blue Coast to respond and confirm that they have completed all items outlined by Florida Dept of Health – Broward Co.](#)
- e. Irrigation between 221 & 223 is broken. **Sent to Premium Landscaping**
- f. Pest & Rodent Control Pricing:
 - i. Zapp 'Em Pest Control — **ATTACHED**
 - ii. Board discussed pest control; Cannot find in Documents where it is required; Board does not feel comfortable authorizing spending for one (1) complaint.
- g. [Re-strapping of pool chairs](#)

7. NEXT MEETING:

- a. Wednesday, September 27, 2023 at 6:30 p.m. via Zoom.US
 - i. Does the board wish to make this meeting a BUDGET WORKSHOP? (Review preliminary budget?) [Yes – otherwise table to October; Adopt in November;](#)

8. ADJOURNMENT:

MOTION	SECOND	VOICE VOTE	MEETING ADJOURNED AT:
P	S	None	8:11 p.m.

APPROVED:

Alfredo Varela

Alfredo Varela, Secretary of the Board

27 SEP 2023

Date