

## MEETING NOTICE

DATE & TIME: Wednesday, September 27, 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: [6:36](#), local time
2. Present:  

<a href="#">X</a> (P) J Prigal	(VP) Heck	<a href="#">X</a> (S) Varela	<a href="#">X</a> (T) DiVietro	<a href="#">X</a> (D) Tobar
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3. Members Present: [Jennifer Agudelo, Nina DiVietro,](#)
4. \***MOTION** to waive reading and approve meeting minutes from Meeting dated 30 AUG 2023:  

<b>MOTION</b>	<b>SECOND</b>	<b>OBJECTION(s)</b>	<b>MOTION IS:</b>
<a href="#">P</a>	<a href="#">S</a>	<a href="#">None</a>	<a href="#">Adopted</a>
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.
      4. [2023.09.27 — Motion to approve \\$3,680.00 for repair to bathrooms and dealing with permit\(s\) issues; Motion: \(P\); Second \(D\); Opposed: None; Motion Adopted.](#)
        - a. [Shower Head — AMP Maintenance to Assess](#)
        - b. [Drain Cover \(6" Flush clean-out cover\) AMP Maintenance to Assess](#)
    - 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.
        2. [Table to NOV 2023 MTG; Board to review edits by attorney for final discussion and amendment.](#)

- 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.
  - x. **2023.09.27 — Three mock-ups by no later than 25 OCT 2023.**
6. NEW BUSINESS:
- a. Re-strapping of pool chairs
  - b. *President met with City and Landscaper; Some areas of swale have irrigation, others don't; City is waiting to determine if the Association has to install irrigation in the swales.*
  - c. *Fire hydrants and poles around them have been repainted.*
  - d. *Green FPL Boxes ("Pad Mounts") to be repainted;*
  - e. *Re-striping from 07 NOV 2022 — New quote is \$2,850.00; (Original was \$2,500.00.)*
    - i. *Is for painting only; without permit (?);*
    - ii. *Jamie requested 2<sup>nd</sup> quote with thermal application;*
  - f. *Violations run to start 1<sup>st</sup> wknd of OCT 2023.*
  - g. *Violations to be issued for homes with food bowls outside;*
7. NEXT MEETING:
- a. Wednesday, October 25, 2023 at 6:30 p.m. via Zoom.US
8. ADJOURNMENT:

MOTION	SECOND	VOICE VOTE	MEETING ADJOURNED AT:
S	P	None	8:10 p.m.

APPROVED: *Alfredo Varela* 25 OCT 2023  
Alfredo Varela, Secretary of the Board Date