

**MEETING NOTICE**

DATE & TIME: Wednesday, October 25, 2023 at 6:30 p.m., local time  
LOCATION: Zoom (Details available at RiverwalkAtSunrise.com > Meetings)

**AGENDA**

1. Call to Order at: [6:31](#), 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 27 SEP 2023:  

MOTION	SECOND	OBJECTION(s)	MOTION IS:
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](#)
      5. [Manager to contact Moody regarding bathrooms.](#)
    - b. 84 South Docs / Budget (Jamie)
      - i. Delayed as Matt/Jamie have to go in together.
    - c. 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?**
        - x. Dark colors on the garage doors are hot in summer; fades at bottom of garage door.
        - xi. Date for color schemes and mock-ups is 27 SEP 2023. Mock-ups to Manager on 25 SEP 2023.

Riverwalk at Sunrise Homeowners Association, Inc.

100 — 268 Riverwalk Circle | Sunrise, Florida 33326

- xii. 2023.09.27 — Three mock-ups by no later than 25 OCT 2023.
  - xiii. Colors to go on agenda.
  - xiv. **Painting is to be covered 100% by reserves (MTG Notice)**
  - d. Re-strapping of pool chairs
    - i. Jamie getting quote for repair of existing furniture.
    - ii. Board to choose a budget for replacement vs. repair in NOV 2023.
  - e. 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.
    - i. Manager / President to discuss with Landscaper.
  - f. Fire hydrants and poles around them have been repainted.
    - i. Completed – City handled repainting.
  - g. Green FPL Boxes (“Pad Mounts”) to be repainted;
    - i. To be handled with painting of buildings.
  - h. Re-stripping 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;
  - i. Violations run to start 1<sup>st</sup> wknd of OCT 2023.
  - j. Violations to be issued for homes with food bowls outside;
  - k. Consider utility box covers / wraps.
6. NEW BUSINESS:
- a. Re-Striping:
    - i. 1<sup>st</sup> Lady Paving: \$2,850.00; (a) Didn't include permitting up-front; (b) Does not include thermosetting plastic;
    - ii. Sharpe Lines: \$5,200.00; (a) includes permits;
    - iii. Sharpe Lines: \$7,852.00; (a) includes permits; (b) includes thermosetting plastic;
7. NEXT MEETING:
- a. Wednesday, November 29, 2023 at 6:30 p.m. via Zoom.US
    - i. FY2024 Budget Adoption
    - ii. Paint Color Choice — **100% contribution from reserves (no special assmnt.)**
    - iii. Paint Vendor Selection (review in meeting all quotes)
    - iv. MOTION to move funds from Reserves to Operating.

8. ADJOURNMENT:

MOTION	SECOND	VOICE VOTE	MEETING ADJOURNED AT:
S	P	None	8:14 p.m.

APPROVED: Alfredo Varela  
 Alfredo Varela, Secretary of the Board

29 NOV 2023  
 Date

PAINT SCHEMES

**OPTION "A"**

The screenshot shows a mobile application interface for Sherwin-Williams. At the top left is the Sherwin-Williams logo, and at the top right is a hamburger menu icon. Below the header is a large photograph of a two-story residential building with a paved parking lot in front. Below the photo are three paint scheme options, each with a title and a color palette. The third option, 'SCHEME 3', is circled in blue. The color palettes consist of two rows of color swatches: the top row has four swatches and the bottom row has five swatches.

21-03-1725 Riverwalk at Sunrise SCHEME 1

21-03-1725 Riverwalk at Sunrise SCHEME 2

21-03-1725 Riverwalk at Sunrise SCHEME 3

**OPTION “B”**

21-03-1725 Riverwalk at Sunrise SCHEME 1



21-03-1725 Riverwalk at Sunrise SCHEME 2



21-03-1725 Riverwalk at Sunrise SCHEME 3



<b>Accent</b> SW 7645 Thunder Gray	<b>Body</b> SW 7015 Repose Gray	<b>Body 2</b> SW 0023 Pewter Tankard
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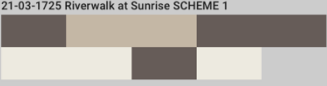
<b>Door</b> SW 7645 Thunder Gray	<b>Garage Door</b> SW 7005 Pure White	<b>Gutters</b> SW 7005 Pure White
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<b>Posts</b> SW 7005 Pure White	<b>Shutters</b> SW 7645 Thunder Gray	<b>Trim</b> SW 7005 Pure White
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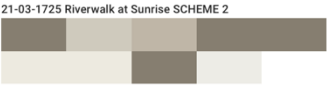


**OPTION “C”**

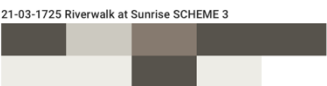
21-03-1725 Riverwalk at Sunrise SCHEME 1



21-03-1725 Riverwalk at Sunrise SCHEME 2



21-03-1725 Riverwalk at Sunrise SCHEME 3



<b>Accent</b> SW 7505 Manor House	<b>Body</b> SW 7506 Loggia	<b>Body 2</b> SW 7506 Loggia
<b>Door</b> SW 6112 Biscuit	<b>Garage Door</b> SW 6112 Biscuit	<b>Gutters</b> SW 7008 Alabaster
<b>Posts</b> SW 7008 Alabaster	<b>Shutters</b> SW 7505 Manor House	<b>Trim</b> SW 7008 Alabaster



## INSURANCE

Example: Insurance increase is \$50K

A) Try to plan for it and include 100% increase in the FY2024 Budget.

- a. FY2023: \$130,000.00
- b. FY2024: \$180,000.00

B) Levy SPA on only the increase (Example:  $\$50,000 / 103 = \$485.44$ )

- a. FY2023: \$130,000.00
- b. FY2024: \$130,000.00
- c. Possibility of 4 – 6 payments.

C) Remove all insurance from budget and levy SPA for insurance.

- a. FY2023: \$130,000.00
- b. FY2024: \$0.00
- c. DUES: (Currently at \$315.50/unit per month) Would change to: \$199.45.
- d. SPA: One-time SPA of \$1,747.57

## HISTORY

2021 Budget	\$43,700
2022 Budget	\$65,000
2023 Budget	\$130,000
2024 (Projected)	\$169,000 (30% anticipated, could be more.)