

MEETING NOTICE

DATE & TIME: Wednesday, December 27, 2023 at 6:30 p.m., local time
LOCATION: [www.Zoom.US](https://www.zoom.us), Meeting ID: 941 1674 6099, Passcode: 089 974
Via Phone: +1 (929) 205-6099

AGENDA

1. Call to Order at: [6:34 p.m.](#), local time
2. Present:
| **X** | (P) J Prigal | **X** | (VP) Heck | **X** | (S) Varela | **X** | (T) DiVietro | | (D) Tobar
3. Members Present: _____
4. Disposal of meeting minutes from 25 October 2023.
 - a. [Motion to waive reading of minutes and adopt into records. Motion: S; Second: VP; Objections: None; Motion Adopted.](#)
5. CURRENT BUSINESS:
 - a. Plumbing Code Violation (Jamie)
 - i. 2023.11.08 — Manager sent approval via email. Moody confirmed received.
 - ii. 2023.12.27 — Manager received notice. General Contractor needed.
 1. [Any GC contacts from Board? Manager to ask Member who had other painters provide quotes.](#)
 - b. 84 South Docs / Budget (Jamie)
 - i. Delayed as Matt/Jamie have to go in together.
 - c. Re-strapping of pool chairs
 - i. 2023.10.25 — Jamie getting quote for repair of existing furniture. Board to choose a budget for replacement vs. repair in NOV 2023.
 - d. 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. 2023.10.25 — Manager / President to discuss with Landscaper.
 - e. Green FPL Boxes ("Pad Mounts") to be repainted;
 - i. 2023.10.25 — To be handled with painting of buildings.
 - f. Consider utility box covers / wraps.
 - i. 2023.10.25 — Tabled (Requires research)
 - g. Re-Striping:
 - i. 1st 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;
6. NEW BUSINESS:
 - a. FISCAL YEAR 2024 BUDGET ADOPTION
 - i. **Motion to adopt: VP; Second: S; Objections: None; Motion: Adopted**
 - b. PAINT COLOR FOR BUILDINGS — Options "A", "B", "C" on following pages.
 - c. PAINTING VENDOR — Evaluate Quotes
 - d. PAINTING FINANCE — Motion to use 100% of reserves to cover all painting.

7. NEXT MEETING:

a. **Wednesday, January 10, 2024 at 7:00 p.m. via Zoom.US**

8. ADJOURNMENT:

MOTION	SECOND	VOICE VOTE	MEETING ADJOURNED AT:
S	P	None Opposed	7:33 p.m.

APPROVED: *Alfredo Varela*
Alfredo Varela, Secretary of the Board

31 JAN 2024
Date

PAINT SCHEMES

OPTION “A”



21-03-1725 Riverwalk at Sunrise SCHEME 1



21-03-1725 Riverwalk at Sunrise SCHEME 2



21-03-1725 Riverwalk at Sunrise SCHEME 3



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

OPTION “B”

21-03-1725 Riverwalk at Sunrise SCHEME 1



21-03-1725 Riverwalk at Sunrise SCHEME 2



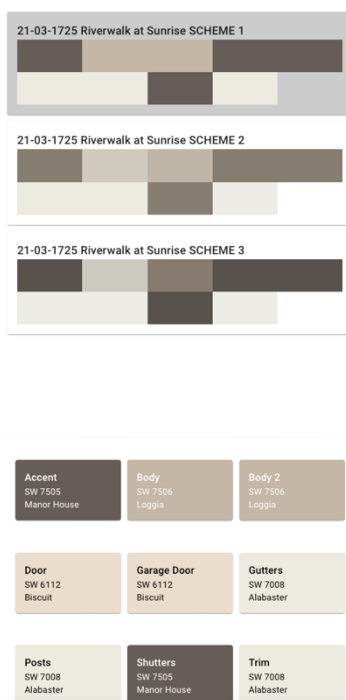
21-03-1725 Riverwalk at Sunrise SCHEME 3



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



OPTION “C”



ARCHITECTURAL ALTERATION — PAINT COLOR

*November 29, 2023
6:30 p.m., local time*

Authority

The Riverwalk at Sunrise Homeowners Association, Inc. (the “Association”) does not have an “Architectural Control Committee” (or “ACC”) as defined in the Declaration, Page 20, Article VI. Pursuant to the same article the Board of Directors serves as the ACC. The ACC, in this same article is charged with the responsibility to choose the material alteration by a vote.

Options

Pursuant to the Declaration, the Board of Directors, acting in their official capacity, do hereby select the following:

Name, Title	OPTION “A”	OPTION “B”	OPTION “C”
Jamie Prigal, President			
Karen Heck, Vice-President			
Alfredo Varela, Secretary			
Mike DiVietro, Treasurer			
Alberto Tobar, Director			
Total Votes:			

RESERVES AUTHORIZATION

Statutory Requirement(s)

Florida Statutes §720.303(6)(h) states **[Emphasis added]**: “Reserve funds and any interest accruing thereon shall remain in the reserve account or accounts and **shall be used only for authorized reserve expenditures** unless their use for other purposes is approved in advance by a majority vote at a meeting at which a quorum is present. Prior to turnover of control of an association by a developer to parcel owners, the developer-controlled association shall not vote to use reserves for purposes other than those for which they were intended without the approval of a majority of all nondeveloper voting interests voting in person or by limited proxy at a duly called meeting of the association.”

Note: The Documents of the Association do not speak to use of reserves, therefore the Association relies upon Statutory Requirements.

Status of Reserves

As of 31 October 2023, the total balance of available reserves funds is: \$695,088.63 for all reserve-funded elements, including roofs, insurance deductibles, et. al.

Authorization

See attached Limited Proxy Form on Page 8.

PAINTING — VENDOR SELECTION

LIMITED PROXY

MEETING DATE, TIME: Wednesday, November 29, 2023 at 6:30 p.m., local time
JOIN THE MEETING: [www.Zoom.us](https://www.zoom.us); Meeting ID: 941 1674 6099; Passcode: 089 974
Or via phone at +1 (929) 205-6099

AUTHORIZATION FOR THE USE OF RESERVES

The undersigned, owner(s) or designated voter of: _____ Riverwalk Circle, Sunrise, FL 33326 in the Riverwalk at Sunrise Homeowners Association, Inc. appoints: _____ (if blank, the Secretary of the Riverwalk at Sunrise Homeowners Association, Inc.) as my proxy-holder to attend the meeting of the members of the Riverwalk at Sunrise Homeowners Association, Inc. being held on Wednesday, November 29, 2023 at 6:30 p.m. via Zoom.US as indicated above. The proxy-holder named above has the authority to vote and act for me/us to the same extent that I/we would if personally present, except that my/our proxy holder's authority is limited as indicated below.

The painting of all structures and common elements at the property is estimated to cost less than \$250,000.00. Should the Association:

OPTION "A" — Move 100% of the costs of painting from the Reserves Fund into the Operating Fund? ☐ YES ☐ NO

OPTION "B" — Levy a Special Assessment against all units within the Association to cover the costs of painting? ☐ YES ☐ NO

DATE SIGNED: _____

UNIT: _____ Riverwalk Circle
Sunrise, FL 33326

Printed Name

Signature

THIS PROXY IS REVOCABLE BY THE OWNER(S) AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT IS GIVEN.

Return this form:

Via Text Message Photo to: 1-608-843-4648; OR

Via Email Photo to: Matt@AMP-Florida.com; OR

Via USPS Mail to: 2436 N Federal Hwy #205, Lighthouse Point, FL 33064-6854

Forms must be legible to be counted.