

MEETING NOTICE

DATE & TIME: Wednesday, January 31, 2024 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: [6:31](#) local time
2. Present:

X (P) J Prigal	X (VP) Heck	X (S) Varela	X (T) DiVietro	X (D) Tobar
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3. Members Present: [215; 211; 214; 213; 121;](#)
4. Disposal of meeting minutes from 27 DEC 2023. [Motion adopted on voice vote.](#)
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.
 - ii. [2023.01.31 — Pump needs to be repaired/replaced; Plants by monument will be replaced after pump is repaired/replaced; No update from City regarding irrigation going in swales \(Waiting on City.\)](#)
 - 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. Roof Repairs — Separately attached. No objections for manager to sign off on the repairs.
 - b. Premium Quote 262 for units 129, 190 & Playground. Motion to approve payment from contingency and include not more than \$400.00 for removal of tree and stump from 213 Riverwalk Cir. Motion carries on voice vote.
 - c. PAINTING VENDOR — Evaluate Quotes
 - i. Manager to speak with vendor, discuss the stucco repairs and ask another painter about recommended stucco repair.
 - d. PAINTING FINANCE — **SET MEETING DATE, TIME**
 - e. STUCCO REPAIRS — Discussion on quote; (Flat-rate needed?)
 - f. Pool — Items forwarded to Blue Coast Pools;
 - g. **NOTICE RE:** Speeding; Dog feces; Towing (manager just noticed 3 vehicles last FRI Night);
- 7. NEXT MEETING:
 - a. **Wednesday, February 28, 2024 at 6:30 p.m., local time.**
 - b. **Goals: (1) Approve stucco repairs; (2) Approve pricing on painting; (3) Vendor selection; (4) Finalize reserves Limited Proxy Form.**
- 8. ARC Approval 100 Riverwalk Cir — Motion to approve patio doors as shown on email from 21 JAN 2024.
- 9. ADJOURNMENT Meeting adjourned at 7:58 p.m.

APPROVED: Alfredo Varela 28 FEB 2024
Alfredo Varela, Secretary of the Board 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



OPTION “B”

21-03-1725 Riverwalk at Sunrise SCHEME 1



21-03-1725 Riverwalk at Sunrise SCHEME 2



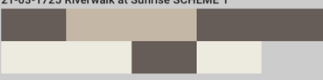

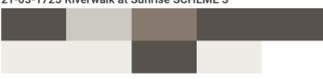
21-03-1725 Riverwalk at Sunrise SCHEME 3



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”

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 7505 Manor House	Body SW 7506 Loggia	Body 2 SW 7506 Loggia
Door SW 6112 Biscuit	Garage Door SW 6112 Biscuit	Gutters SW 7008 Alabaster
Posts SW 7008 Alabaster	Shutters SW 7505 Manor House	Trim SW 7008 Alabaster



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		X	
Alfredo Varela, Secretary		X	
Mike DiVietro, Treasurer		X	
Alberto Tobar, Director		X	
Total Votes:		4	

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.

LIMITED PROXY

MEETING DATE, TIME:

DUE BY:

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?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
OPTION "B" — Levy a Special Assessment in the amount of \$X,XXX.00 against all units within the Association to cover the costs of painting?	<input type="checkbox"/> YES	<input type="checkbox"/> 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.