

## MEETING NOTICE

DATE & TIME: Wednesday, February 28, 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 p.m. local time
2. Present:  
| **X** | (P) J Prigal | | (VP) Heck | **X** | (S) Varela | **X** | (T) DiVietro | **X** | (D) Tobar
3. Members Present:
4. Disposal of meeting minutes from 31 JAN 2024.
  - a. Motion to waive reading of and accept into the records minutes from 31 JAN 2024. Motion adopted via a 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.
    - iii. 2024.02.28 — Mgr cannot find a Gen. Contractor who will handle such a small project.  
(See if City can provide a list of businesses that have a BTR for the city.)  
Manager to get case review on ADA side of case from Coker/Feiner Law (Rod Weiner)  
If ADA is not required, then does the Assn need a GC Permit?
6. NEW BUSINESS:
  - a. Premium Quote 272 (attached.) \$2,470.00 for #213, #100, #138 Tree removal, stump grinding and replacement under open permit. Motion to approve #100, #138, request clarity on #213 (if it is not Robellini Palms, then proceed.) Motion adopted via voice vote. (Manager is authorized to sign approval.)
  - b. Premium Quote 273 (attached) \$4,400.00 for new irrigation pump. Motion adopted via voice vote. (Manager is authorized to sign approval.)

- c. PAINTING VENDOR — Evaluate Quotes
  - i. 2024.01.31 - Manager to speak with vendor, discuss the stucco repairs and ask another painter about recommended stucco repair.
  - ii. 2024.02.28 – Review of bids with Board of Directors.
    - 1. **Separate Stucco Repairs into a separate contract to execute via email.**
  - iii. 2024.02.28 – Review of attached Reserves Authorization, amounts to be put in upon receipt of updated paint pricing. (Completed sans pricing to be updated and mailed.)
- d. UNIT #202 — Review of Occupancy Approval for tenant(s). Violation Notice sent 26 FEB.
  - i. Motion to rescind occupancy approval effective sixty-one days prior to end of lease.  
Motion adopted by voice vote.
- e. UNIT #256 — Review of Occupancy Approval for tenant(s). Violation Notice rec'd 27 FEB.
  - i. Motion to rescind occupancy approval effective sixty-one days prior to end of lease.  
Motion adopted by voice vote.
- f. Towing company – get contract with TowMaxx and get signs put up by 08 MAR 2024.
- g. Fining Committee – New members.
- h. Pool Fence – Latch follow-up with Blue Coast Pools.
- i. Follow-up with Ricky RE: quote for shower head replacement @ pool.

- j. Insurance – Quotes sent out 2<sup>nd</sup> week of April; Quote from HUB by 01 MAY; Other quotes by 10 MAY.
    - i. Inspections: (A) – Replacment Cost Valuation (“RCV”); Appraisal  
\$950.00 to Tri-County  
(B) – Wind Mitigation Report  
\$3,000.00 to Tri-County  
(C) – Roof Inspection Report (only for Citizen’s)  
\$3,000.00 to Tri-County
    - ii. Motion to order (A) and (B) (above) from Tri-County Inspections. Manager authorized to sign proposal. Adopted via voice vote.
  - k. Holiday Lights on 137;
  - l. More “no street parking signs” by playground.
  - m. Mgr to send photos of violatiions via WhatsApp Group when on-site.
  - n. Secretary authorizes Manager to apply an electronic signature to all meeting minutes that have been approved by the Board of Directors.
  - o. Mike DiVietro (T) to be added as signer to both accounts at Valley Bank.
7. NEXT MEETING:
- a. **Wednesday, March 27, 2024 at 6:30 p.m., local time.**
8. ADJOURNMENT [8:16 p.m.](#)

APPROVED: *Alfredo Varela* 27 MAR 2024  
Alfredo Varela, Secretary of the Board Date

## **PAINT SCHEME**

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



**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<br>“A” | OPTION<br>“B” | OPTION<br>“C” |
|----------------------------|---------------|---------------|---------------|
| Jamie Prigal, President    |               |               |               |
| Karen Heck, Vice-President |               | X             |               |
| Alfredo Varela, Secretary  |               | X             |               |
| Mike DiVietro, Treasurer   |               | X             |               |
| Alberto Tobar, Director    |               | X             |               |
| <b>Total Votes:</b>        |               | <b>4</b>      |               |

## LIMITED PROXY

MEETING DATE, TIME: Wednesday, March 27, 2024 at 6:30 p.m., local time.  
**DUE BY:** Monday, March 25, 2024 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, March 27, 2024 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.

**IF THE ASSOCIATION DOES NOT HAVE APPROVAL FROM A MINIMUM OF 34 MEMBERS FOR OPTION "A" BY WED 27 MARCH 2024, THE \*\*ONLY\*\* REMAINING OPTION AVAILABLE TO THE BOARD IS TO LEVY THE SPECIAL ASSESSMENT. WE ASK THAT YOU RETURN THIS FORM OR APPEAR ON THE ZOOM CALL.**

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?
- ☐ **OPTION "B"** — Levy a Special Assessment in the amount of \$X,XXX.00 against EACH UNIT within the Association to cover the costs of painting?

DATE SIGNED: \_\_\_\_\_ UNIT: \_\_\_\_\_ Riverwalk Circle  
Sunrise, FL 33326

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](mailto: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.***

**ONGOING / TABLED ITEMS**

- a. 84 South Docs / Budget (Jamie)
  - i. 2024.02.28 — Tabled due to scheduling.
- b. 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.
  - ii. 2024.02.28 — Tabled until painting complete.
- c. 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.)
  - iii. 2024.02.28 — Tabled pending notification from City of Sunrise.
- d. Green FPL Boxes ("Pad Mounts") to be repainted; wrapped / covered.
  - i. 2023.10.25 — To be handled with painting of buildings.
  - ii. 2024.02.28 — Tabled until after painting is complete.
- e. 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;
  - iv. 2024.02.28 — Tabled until after painting is complete. (Need to clarify what City of Sunrise requires: Paint vs. Thermosetting plastic.)