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

### **MEETING NOTICE**

DATE & TIME: Wednesday, March 27, 2024 at 6:30 p.m., local time

LOCATION: www.Zoom.US, Meeting ID: 941 1674 6099, Passcode: 089 974

Via Phone: +1 (929) 205-6099

#### **AGENDA**

1.	Call to Order at: pm, local time					
2.	Present:					
	(P) J Prigal (VP) Heck (S) Varela (T) DiVietro (D) Tobar					
3.	Members Present:					
4.	Disposal of meeting minutes from 28 FEB 2024.					
5.	URRENT BUSINESS:					
a. Items from previous meeting:						
	i. Premium Quote 272 — Replacement of trees (with stump grinding) at #100,					
	#138, #213. \$2,470.00.					
	ii. Premium Qutoe 273 — Replacement of irrigation pump. \$4,400.00.					
	iii.   Stucco Repairs separated out and approved / executed.					
	iv.  Limited Proxy Form for Reserves was sent on 13 MAR 2024.					
	v. $\square$ #202 — Letter rescinding occupancy approval was sent.					
	vi. $\square$ #256 — Letter rescinding occupancy approval was sent.					
	vii.					
	viii.    Latch on pool gate with ASAP Gates – Authorized?					
	ix. Cost of shower head replacement from Ricky.					
	x. Insurance — RCV & Wind Mitigation ordered.					
	xi. Treasurer added as signer on bank accounts.					
	xii.   Case review of plumbing code violation with Rod Feiner from Coker-Feiner Law.					
	xiii. 137 Riverwalk to take down holiday lights.					
b. 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.					
	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 Feiner)					
	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 <u>not</u> 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.
  - 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.
  - 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.

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- 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 violations 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.

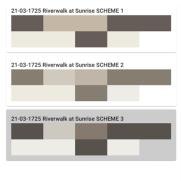
APPROVED: Alfredo Varela, Secretary of the Board

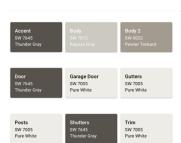
Date



## **PAINT SCHEME**

# **OPTION "B"**









#### <u>ARCHITECTURAL ALTERATION — PAINT COLOR</u>

*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	
<b>Total Votes:</b>		4	

#### **LIMITED PROXY**

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

www.Zoom.us; Meeting ID: 941 1674 6099; Passcode: 089 974 JOIN THE MEETING:

Or via phone at +1 (929) 205-6099

<u>AUTHURIZATION F</u>	OK THE U	SE OF RESERVES
The undersigned, owner(s) or designated vot the Riverwalk at Sunrise Homeowners Assoc (if blank, the Secretary of the Riverwalk at S holder to attend the meeting of the me Association, Inc. being held on Wednesday, N above. The proxy-holder named above has t extent that I/we would if personally present limited as indicated below.	iation, Incommissible Hombers of March 27, 22 the author	appoints:
IF THE ASSOCIATION DOES NOT HAVE APPOPTION "A" BY WED 27 MARCH 2024, THE BOARD IS TO LEVY THE SPECIAL ASSESSM APPEAR ON THE ZOOM CALL.	**ONLY**	REMAINING OPTION AVAILABLE TO THE
	ainting fron	the property is estimated to cost less than the Reserves Fund into the Operating Fund? Int of \$X,XXX.00 against EACH UNIT within the
DATE SIGNED:	UNIT:	Riverwalk Circle Sunrise, FL 33326
Printed Name	Sig	gnature
THIS PROXY IS REVOCABLE BY THE OWNER(S) AND IS ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE IDATE OF THE ORIGINAL MEETING FOR WHICH IT IS GIR Return this form:  Via Text Message Photo to: 1-608-843-44  Via Email Photo to: Matt@AMP-Florida.  Via USPS Mail to: 2436 N Federal Hwy	S VALID ONL PROXY VALI IVEN. 648; OR .com; OR	Y FOR THE MEETING FOR WHICH IT IS GIVEN AND D FOR MORE THAN NINETY (90) DAYS FROM THE
Forms <u>must</u> be	e 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
  - 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.)