

**RIVER CLUB OF MARTIN COUNTY, INC.
10/16/2020 BOARD MEETING**

The meeting was called to order at 10 a.m., followed by the Pledge of Allegiance.

Calling of the Roll: John Mears, President; Thomas Edwards, Treasurer; Loretta Gill, Director at Large; Karen Vertesch, Secretary; and on Zoom: Watson (Chip) Bellows, Vice President.

Proof of Notice of Meeting: The Notice was posted on October 13, 2020, followed by an email distribution.

Reading/Disposal of the Minutes of September 22, 2020: Thomas Edwards made a motion to approve the minutes as written; seconded by Loretta Gill. All in favor, motion carried.

Introduction of Park Place Property Management:

John Mears introduced Barbara Essenwine, Owner of Park Place Property Management, engaged to manage River Club for the next 90 days with a proposal for a one year contract.

Barbara Essenwine gave a summary of her 35 year business background in Martin & Port St Lucie Counties prior to receiving her Community Association Management License to open Park Place. She has known Cher Fisher for over 30 years who will be the manager assigned to River Club. Jamie Reddict, retired business owner, known for over 35 years, is now assigned to the Office to do the administrative accounting work. Barbara complimented the River Club community and commented that there is another manager on their staff available for support that has over 25 years experience in property management.

Cher Fisher stated that she had been in Martin County since 1989 and in the Real Estate business for over 40 years. She is involved in the Martin County community, Kiwanis and some charity organizations.

John Mears asked if anyone had any questions for Park Place. He affirmed that Mark Jennings' status had not changed. Jamie Reddict is an employee of Park Place and replaces Cindy Orr in the Office.

Barbara Essenwine commented that they are a small company, fully licensed, with a qualified staff, and insured in the state of Florida. Currently, the other properties managed are Harbour Point in Palm City, a commercial plaza in downtown Stuart, a commercial plaza in Pt. St. Lucie, and currently in the process of negotiating a contract for a condominium in Palm City.

With 40 years of business experience, owning a Commercial Nursery, they are familiar with the area and the local vendors

#13-104 Jon Korda stated that the contract is on the owner's website with the responsibilities of the management company.

Officer Reports:

Thomas Edwards, Treasurer, reported as of September 30, 2020 Cash & CD's total \$553,000+ and Reserves total \$566,000. Insurance is \$22,000 over budget and Water & Sewage is \$8,000 over budget which did not come down this summer.

Karen Vertesch made a motion to approve the Treasurer's report as given; seconded by Loretta Gill. All in favor, motion carried.

Discussion followed: Questions regarding the budget for next year; if there would be a sizable increase due to Insurance; the property management fee and if any affiliation with River Club. John Mears stated the budget committee will be meeting next week to review the budget for 2021.

Chip Bellows, Vice President, commented mulch is scheduled for this month and trimming to be done on the Mangroves on the creek and the wetlands adjacent to the clubhouse. The St Lucie contract is in process. He will be meeting with the management company to transition the grounds to their responsibility; but will continue to manage to the end of the year.

Old Business:

- a) Phase 1 Leaks: John Mears addressed the ongoing issues with Bldg. 1 and Bldg. 2. The roofers have worked on these buildings and advice has been received from Allen Hines Construction. We are still working on resolving these issues and appreciate the patience of Mrs. Swanson & Mrs. Bradley.**

#13-101 Susan Greer - had a question about the concrete restoration on her unit and the "Hold Harmless" agreement. John Mears stated that the Hold Harmless agreement is a regular procedure if changes are made to your patio. When concrete restoration is done, we or the contractor cannot be held responsible for what is installed from its original installation.

New Business:

- a) E. S. A. Rules & Procedure Modifications: John Mears stated that in the previous meeting the Board passed some rules and procedures that**

were in violation of the Federal law; ie, not to consider new applicants that were buying or leasing for Emotional Support Animals until they became residents. Related to that, we would submit the applications to the attorney for consideration. We cannot do this and be economically responsible; it costs \$300/400 for each application or resubmission for approval of the information. That is one reason to bring in a professional Property Management Association that has the skills to do the judgement for approximately 90% of the submissions. If the requirements for the support animal are not met, they will reply that further information is needed. It is not a rejection. Once all the information is received, the management company will make the judgement call. If anything is questionable, it would be turned over to the attorney.

Chip Bellows made a motion to change our procedures to address anyone who applies for sale, lease or current residents for support animals to consider all applicants; seconded by Karen Vertesch.

Discussion followed: Chip Bellows made a suggestion for our attorneys to write our policy and procedures. John Mears stated that the attorneys had approved our Rules submitted previously by the Rules Committee and there will be a review by our Property Management and our attorneys on the final draft from the Rules Committee.

Call for the Vote: All in favor; motion carried.

Karen Vertesch made a motion to amend our Rules & Regulations to allow Park Place Management to be our primary screener for Emotional Support Animals; seconded by Loretta Gill.

Tom Edwards made a motion to amend the motion to read that our Rules & Regulations allow a management company/entity to be our primary screener for Emotional Support Animals; seconded by Karen Vertesch. All in favor; motion carried.

b) Administration Changes - Discussion:

John Mears stated that Cindy Orr gave her resignation about a month ago. He interviewed several people recommended by past presidents and two local property management companies, recommended by our attorneys. He brought in Barbara Essenwine and Jamie Reddict for an interview with the Board. An Executive Board meeting was held to authorize John Mears, President, to negotiate a contract with the Park Place Property Management.

After much discussion, a decision was made to have Jamie Reddit as an employee of Park Place which would allow him to do more of the property management type work. Barbara and Cher would handle the ESA, legal issues, contractors and rule enforcement. Jamie has been with us for two weeks and we are glad to have him on board. This is a 90 day trial with some flexibility.

John commented after reviewing the contract with Thomas Edwards, the best decision was to have Jamie as an employee of Park Place which would replace Cindy's salary. The cost then would be \$2,000 which would be \$120 per unit or \$10 per month. The Office will be manned from 9 a.m. to 2 p.m. Monday through Thursday by Jamie. Cher has committed to be on site on Monday for 2 hours and Friday for 3 hours.

The job has become a little more complex, the buildings need more maintenance and more help was needed. He thanked the past presidents for their time and work on the Board. Jon Korda is putting together a Nomination Committee for residents that would like to serve on the Board. This is an opportunity to serve and submit alternative solutions for the issues. Feel free to put your name in as a candidate.

Questions: Concerns regarding upcharges for negotiating vendor contracts; savings of legal fees; authorization/vote for a decision to contract for a management company; and the reason to go in this direction.

John Mears stated that there were no additional fees charged for negotiating contracts; the management company is the 1st line of defence regarding E.S.A. requirements; Statute 718 gives the Board authorization to contract vendors; and E.S.A. rules will be addressed at a later date.

Chip Bellows made a motion to approve the contract signed by John Mears, President, with Park Place Property Management for a 90 day contract to serve as management for River Club; seconded by Thomas Edwards.

Discussion followed: Chip Bellows addressed previous questions and concerns. He stated that the Board gave John Mears, President, the authority to negotiate with several people to get a property manager on site. In the last three years, we have gone through 3 Presidents; dealing on a day to day basis with concrete restoration, Warner creek restoration, water leaks and now E.S. A. regulations. Experienced people are needed to assist in resolving these issues; not to mention the time to do this. We are trying to act like a Board and let someone else handle the operations. . I applaud John Mears for taking the initiative with all the work that he has on his plate.

John Mears stated that this discussion is not over; there will be future meetings; a new Board will be coming in and it is a 90 day contract.

Thomas Edwards commented when you run for the Board, you don't run for an office. You run for a slot on the Board. After the Board is established, an Executive Meeting is held for assignment of officers and duties.

Jon Korda, Chairman for the Nominating Committee, stated there will be paperwork out with the Notice of the First Meeting of the Annual Meeting and an opportunity to sign up and ask questions of the nominating committee. Budget Committee: If you are interested in participating on the Budget Committee, send an email to be added to the Budget Committee to be involved in the discussions.

Call for the Vote: All in favor; motion carried.

Thomas Edwards made a motion to adjourn; seconded by Loretta Gill. All in favor; motion carried.

The meeting was adjourned at 11:00 a.m.

Respectfully submitted,

Karen Vertesch, Secretary

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