

RIVER CLUB OF MARTIN COUNTY, INC.
ANNUAL MEETING MINUTES
JANUARY 11, 2020

The meeting was called to order by John Mears, Vice President at 9:05 a.m., followed by the Pledge of Allegiance.

Roll Call: John Mears, Vice President; Tom Edwards, Treasurer; Karen Vertesch, Secretary; Watson (Chip) Bellows, Director at Large; Tony King, Director

Certifications of Proxies: Karen Vertesch, Secretary, reported 40 proxies and 64 members in attendance for a total of 104 for a quorum.

Election of Chairman for the Meeting: Doug Ashley was elected. He thanked the Board and the Committees for their support; and asked the new residents to stand to welcome them to River Club.

Proof of Notice of Meeting: The notice for the Annual Meeting of January 11, 2020 was posted on December 11, 2019 followed by an email distribution per Karen Vertesch, Secretary.

Reading/Disposal of Unapproved Minutes: Tony King made a motion to accept the minutes of the January 12, 2019 Annual Meeting as written, seconded by Tom Edwards.

All in favor, motion carried.

Tony King made a motion to accept the minutes from the Budget Meeting of December 7, 2019 as written; seconded by John Mears. All in favor, motion carried.

Reports of Officers:

John Mears, Vice President, read the 2019 Accomplishments aided by Chip Bellows' slide presentation :

- 1) Brush & Roll painted 17 buildings and the walls around the River Club.
- 2) Club House
 - a) Finished the roofing on the Club House
 - b) Acoustical tiles replaced -thanks to volunteers.
 - c) Purchased new refrigerator
- 3) Flashings replaced on Phase 1 units
- 4) Restored concrete on buildings 9, 11, and 12.

- 5) Replaced 4 fire hydrants.
- 6) Reconditioned the sprinkler well system.
- 7) Landscape Activities:
 - a) Received 89 work orders. The majority were for trimming & plant replacement; completed 56, pending 10, open 23.
 - b) Mulch- applied 3 tons throughout the River Club..
 - c) BOD approved a list of plants that are acceptable for planting.
- 8) Website:
 - a) Audited for security, technical makeup and compliance with s718.
 - b) Added features: Landscape and Architectural Guidelines
 - c) Record all official meetings & upload them to the website.

2020 Projects:

- 1) Repair of Warner Creek embankment
- 2) Pool rail replacement
- 3) Website training and increased usage.

John remarked that Jon Korda had sent out an email survey and a little more than half responded. We would like to encourage everyone to use our website; there is a lot of information and it will be made more user-friendly.

Tom Edwards, Treasurer, reported actual Cash on hand is \$163,000, the three CD's total \$309,000 for a total of \$472,000+. Reserves total \$442,000 of which the interest from the CD's has been moved into Shoreline Restoration. We have \$309,000 in CDs with one maturing next week and will be investing another \$30,000 which brings the total of our 3 CD's slightly over \$340,000. We have 7 Reserve accounts totaling \$393,000.

Tony King made a motion to approve the financial statements and the Treasurer's report; seconded by Karen Vertesch. All in favor, motion carried.

Chip Bellows, Director at Large, stated that on January 14th the Landscape Committee will be meeting to go over the outstanding work orders. He thanked the Landscape Committee and volunteers for their help and advice. The Landscape Committee will have a breakdown of groups; ie, mulching, trimming, and lawn maintenance which will require volunteers. .

Karen Vertesch, Secretary, reported that the approved minutes from the Dec. 7, 2019 meeting will be posted to the owner's website: rcmcowners.org.

Chip Bellows thanked Karen for working on getting some of the proxies for this meeting and asked everyone to reply to the River Club emails when requested. He also commended all of the residents present for attending.

Election of Inspectors: Tony King stated this was his last meeting as a Board member. There was not an election this year; no one opted to run for the Board. There is an open position on the Board and would appreciate another energized Board member to share the load.....it is rewarding and not a thankless job. Please contact a Board member after the meeting.

John Mears thanked Tony for his service, and stated a committed person is needed to help with the load. We have 4 Directors; we need a 5th.

Tom Edwards stated there were originally two openings, Tony's and his. He commented that John Mears stepped up 6 months ago and now is President & Vice President; and that he was not going to leave him in the lurch. He commented that good people are needed on this Board and someone needs to step up.

Tom Edwards, Treasurer, reported on the Budget for 2020:

The CD interest should be Reserve Interest and go into the Shoreline Reserve for the repairs plus the interest in the coming year to reduce Landscape repairs. We are now budgeting for the miscellaneous income and interest from the regular bank accounts. The \$445.00 monthly common charge gets us to the budget of everything we want to do this year. He apologized for the confusion and stated there would be no late fees for January or February.

Discussion:

#8-103 Brian DeMoss - Asked why the Reserves aren't higher in case something might happen as in reference to the Dock Assn. when there was not enough money in the Reserve. Tony King responded that the Dock Assn. did not have the insurance to cover the damages. By law, s718, we have to be fully funded to meet the future obligations as we can plan for them today. Legally, we meet all of our obligations in addition to being fully insured for the buildings in case of a catastrophe

Tom Edwards made a motion to amend the budget to \$445 for the monthly common charge; seconded by John Mears. All in favor, motion carried.

Questions and Concerns:

#15-103 Diana Swiecki - asked for a definition on Underground Repair on the Budget. Tony King explained that Underground Repair paid for the repair of the last 4 fire hydrant replacements. Anything that is considered underground would be the fire hydrant and potable water systems that would need repair.

#10-108 Jimmy Crichton - questioned if anything had been done on the background check that was brought up in October. John Mears stated that a vendor had come in to show what was needed, but it was put on hold until the issue with the resident's social security numbers exposure in the office could be resolved.

* Jimmy asked if a third party vendor had been considered? John stated that was a good point. A discussion on how to resolve it in a timely manner will be addressed.

#5-108 Greg Dempsey - asked for clarification on the purpose of the background check. John Mears explained that it pertained to an issue with Renters which was the main concern.

#5-208 Doug Ashley commented realtors do background checks automatically to take responsibility for the owner to make sure they have the right type of person; and it is done legally through the National companies.

#10-108 Linda Crichton, Chairperson for the Budget Committee, requested to be replaced, since she is now President of the Rio Civic Center for 2020 and then asked permission to distribute their brochures. Permission granted.

#8-103 Brian DeMoss asked if there was a way to extend the patio from 4' to 6'? Tony King stated the R&R's and by-laws would have to be researched for verification and then would get back to him. Originally, it was not a patio, but put there to keep the mulch away from the sliders with only a hose and grill permitted; and the county has rules on how far out from the water line you can go for a permit. *

John Mears stated there were some anonymous complaints received regarding:

- 1) Barking Dogs - They should be with the owner, not left alone, & not barking.
- 2) Boats parked by the Maintenance Bldg. - Rules allow 48 hours for emergency & then to be removed. This has been addressed.

Dave Gatto commented he had no problem with the boats parked there during the hurricane warning.

#10-109 Frank Watson stated currently boxes are not broken down, styrofoam & plastic bags are thrown in the recycle bins instead of the trash bins. Be a good neighbor and abide by the sticker info on the recycle bins. John Mears thanked him for the reminder.

#10-203 Nancy Keough had a question regarding the Rules & Regulations for the pool, the game room, and the gym. There seems to be a contradiction in regards to the age of minors and wanted to sign a waiver for access without an adult present.

Tony King stated the sign in the gym had just been corrected. John Mears asked to have her concerns put into writing and submitted to the Board. He also stated there have been issues in the past with unsupervised teenagers tearing up pool tables.

#15-103 Diana Swiecki asked if there would be a liability issue in terms of insurance with the pool facility and exercise equipment? John Mears responded that the insurance is not the issue; It is a question of responsibility and taking that risk.

#10-203 Nancy Keough questioned the history behind the leasing and renting fees other than the background check and what it covers? John Mears stated if fees were not collected for the service, the common charge would be a little higher to pay for the extra work being done. Tony King stated that the condo fees are for maintenance; it's not for processing, changing names, etc.; it's a certification process for our protection & yours.

#5-208 Doug Ashley remarked that these fees are very common in real estate. He stated that every fee is negotiable; as an owner you could ask the renter to pay that fee and the same with the sale fee. He also stated that a lease has to be done by an attorney and there is paperwork on rentals on the process and submitting it through the River Club Office.

#13-101 Susan Greer asked the Board to install a handicap rail at the pool to help people with disabilities. John Mears stated that the pool rail replacement is on the list of items to take care of this year, but he was concerned with kids sliding on the rail for a potential accident. * This will be put on the agenda for discussion.

#1-201 Art DeMartini asked the correct procedure in an emergency with water issues and who to call at night or early morning. John Mears responded that there is no 24 hour emergency response service. Handle it the best way you can; plug up the hole, turn off the water, & call the office to report it.

#8-201 Don Ressa stated that he did have a leak in his roof; called John Mears and Code Red did get there in a timely manner. He did have to find a way to catch the water coming from the flat roof which was just repaired. He also noticed a condensation problem from the air conditioner lines in the attic. The lines were covered in a pipe wrap that had become extremely brittle. He found insulation wrap at Home Depot for approximately \$8 for a 6 foot wrap vs an air conditioning company fee.

Tony King also commented it could be rain coming in from the black part on the flat roof which not sealed as found on another unit.

#8-103 Brian DeMoss thanked the Board of Directors and the previous Board of Directors because the fees we pay are a very small price to be living in Paradise.

#10-102 Dick Tackley asked the Board to consider an additional yield sign at the main entrance for safety. Tom Edwards responded that the Landscape Committee will clean out the bushes at the entrance and replace with sod by February..

#15-103 Dean Taylor remarked as you exit heading East, the red bush blocks the sidewalk from view; and he almost hit a pedestrian. He would like to see that bush cut down or transplanted. * Chip Bellows stated that it will be done.

#10-203 Nancy Keough suggested using "Doc Sign" for proxies; click on a digital signature that would email directly back to River Club. She also had a question regarding the Smoker and suggested buying a new one. *John Mears asked John Racicoppi to show Nancy how the smoker works.

#7-102 Keith Palant asked if it would be possible to send out a notice when the club house is rented out for a private party in order not to interrupt the event or utilize the club house for another activity. * Will address this issue.

#5-104 Debbie Hartung wanted clarification on who is responsible for doing the deep cleaning on the bottom of the grills and refilling the tanks. Tony King replied that Mark refills the tanks if left out; no one is designated to clean the grills but would welcome the help.

#1-201 Art DeMartini asked to be put on the agenda for the next Board meeting to present a proposal to improve the look of the Kiosk at the entrance. He also stated that Stewart Keefe requested to be on the agenda for the next Board meeting to present a proposal for a kayak launch on the creek. Art asked if anyone is interested to see him after the meeting. * Tony King replied it would be put on the Agenda.

Art also reminded everyone of Movie Night on Monday at 7 p.m. with free popcorn and candy and would like to see more in attendance.

#2-102 Tom Edwards commented that the blacktop is a wasted space; it should be put into a multi-purpose surface with a fence around it; ie for grandkids playing, or volleyball, pickleball, basketball, etc. If anyone is interested, please see him after the meeting to plan how to do it and how to pay for it.

#5-104 Debbie Hartung stated that basketball would be a problem with the constant bouncing of the ball while at the pool !

#10-108 Linda Crichton asked who is responsible to clean the pool furniture, the cleaners or the residents? *Tony asked to have a work order submitted.

#10-108 Jimmy Crichton announced that a free CPR class will be held at the club house on Feb.1st at 10 a.m. which is limited to 25 people; the sign-up sheet is on the bulletin board. He also announced that Club House Karaoke will be Thursday, Jan. 23rd at 7 p.m. hosted by Jimmy Crichton.

Chip Bellows stated there are 5 members on the Board of which none have been elected, but have stepped up. He stated that he is working with a lot of great people and thanked Tony King for the great job he has done these last couple of years.

He applauded Tom Edwards who was new, John Mears still working and Karen for learning a new job. He came into this venture and was told by Phil to take over Landscaping & to "sink or swim"! There are people in this audience that helped him get through this; he thanked all of the volunteers for their work.

The Landscaping Committee is trying to get more people involved for individual projects reporting to John Gill and Chip Bellows to completion. It takes small committees to help get things done. Everyone is needed to pitch in and help; that's how this organization is going to be successful! He remarked that a condo association in a midwest state's by-laws state that 7 hours of donated time a year is required. This can be done...break it down and it is feasible to contribute.

Tony King stated Statute 718 requires that everything has to be put on the website and made available to all the residents. Tony thanked Ken Kusen for the set up which pretty well established the website requirements. He stated there will be a special meeting to go over some of the current attributes which is the reactive s718 vs a volunteer based association, which is looking forward to planning what needs to take care of now but also what it could be. We are taking this seriously and want to look at our options.

John Mears thanked Joe Novello and Dave Sullivan for their efforts to put this website together.

On Friday, Feb. 7th at 9 a.m. a representative from Rick Carroll Insurance will answer questions regarding Condo coverage vs personal coverage. This is an informative meeting, not a Board Meeting. All are invited to attend for a better understanding or clarification.

Debbie Hartung announced that Club on the River provided the luncheon & with Karen Dee thanked everyone that worked on this event.

John Mears made a motion to adjourn the meeting; seconded by Karen Vertesch. All in favor, motion carried

The Meeting adjourned at 11 a.m.

Respectfully submitted,

Karen Vertesch, Secretary

