RIVER CLUB OF MARTIN COUNTY, INC.
JANUARY 29, 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; Tom Edwards, Treasurer; Karen Vertesch, Secretary; Watson (Chip) Bellows, Director at Large.

Proof of Notice of Meeting: The notice was posted on Sunday, January 26, 2020 followed by an email distribution.

Reading/Disposal of Unapproved Minutes: The minutes from the Annual Meeting of January 11, 2020 will be posted to the website marked "Unapproved" until officially approved at the 2021 Annual Meeting.

Reports of Officers:

Tom Edwards, Treasurer, reported the CD has been renewed; with the interest and $30,000 increase, it now totals $340,271.00. The CD interest will go into the Shoreline Reserve Account which is $30,400 available for use at this time.

John Mears, President, stated at the Directors Executive meeting he was authorized to invite Loretta Gill as a new Director. Loretta Gill has accepted. Tom Edwards made a motion to accept Loretta Gill as a new Director on the River Club Board of Directors; seconded by Karen Vertesch. All approved; motion carried.

Tom Edwards noted the term "Slot" of each Board of Directors:
John Mears - term ends 12/31/2021 Loretta Gill - term ends 12/31/2022
Tom Edwards - term ends 12/31/2022
Chip Bellows & Karen Vertesch - terms end 12/31/2020

Chip Bellows, Director at Large, commented that a count of Palm trees for trimming or removal due to disease was done thanks to John Gill & Dave Gatto. Trimming is scheduled for March. He also contacted 3 vendors for bids on the Weed & Feed contract with 2 responses received for evaluation from the Landscape Committee for recommendation to the Board.

The Landscape Committee is doing a great job catching up on the backlog of work orders. The website is now available to submit a work order and check it's status.

Old Business:

A) **Warner Creek Embankment - John Mears stated the contract has been signed and the permit is in the hands of the contractor. Restoration will probably start in the Spring.**

Chip Bellows requested a letter to notify the residents in Bldg. 1 what has to be removed from the area and the procedure after the embankment has been repaired in regards to planting.

John responded the issue will be addressed and information will follow on the correct procedure.

New Business:

A) **Concrete Restoration - John Mears commented that restoration was going on in Building 10 on two stairwells. We will be over budget for the next two months in Concrete Restoration, but it will be a savings of time and money, and will even out in the end.**

B) **Maintenance -**

1) **Grills - A suggestion was made that the grills were falling apart. One was replaced; the other should last the season.**
2) **Lighting - Thanks to Dave, John & Mark for connecting the lights at the entrance to the Dock. Also a solar light will be placed between the maintenance area & Building 12.**
3) **Lanai Conversion - Chip Bellows questioned an enclosed lanai to be converted back to the original configuration on a 2nd floor unit. Paperwork must be submitted & approved, but where do we stand legally?**

   John Mears responded to communicate to the resident that it should be well maintained, no leaking and no maintenance.

C) **Kiosk Presentation: Art DeMartini gave an in depth presentation on the Kiosk sign at the entrance to River Club for an estimated cost of $700.00. He commented the bushes under the window would have to be trimmed; and noted the Sheriff's sign must be visible from both lanes as a legality.**

Discussion followed regarding heat vs. equipment, the ease of removing the film, the architectural design and cost. Chip Bellows asked

what resources were needed to complete the process; ie, skill sets or people that could help. Dave Gatto & John Gill volunteered.

John Mears stated this presentation was done correctly regarding issues of money and effort.

Tom Edwards made a motion to allow Art DeMartini to go forward with this project and to authorize spending $750.00 out of the Capital Improvement Reserve Account; seconded by Loretta Gill. All in favor; motion carried.

D) Pool Rail Presentation: Sue Greer stated the pool should have a handicap rail which is higher near the top step. The current rail is flat and short which makes it difficult to pull yourself up if you have no strength. The price quoted before was $800 with ladders, but it would be less since ladders are not needed.

Discussion followed regarding the new rail as more of a hazard with kids, compliant & skid wraps ordered vs responsibility under the Disabilities Act and accessibility. A petition was signed by interested residents, and comments from the floor stated that it was difficult getting out of the pool even with a minor injury. A request was made to see the new railing for comparison.

Chip Bellows stated that more information was needed to include the cost of installation and the rail to be installed for a decision. Tom Edwards made a motion to table the request pending further information and a chance to look at the apparatus; seconded by Karen Vertesch. All approved, motion carried. Tabled.

E) Kayak Presentation - Stewart Keefe also presented an in depth proposal for a Kayak Storage and Launch with a membership form, pictures of the sign, launch and the storage rack design. It would be located in the swamp below Building 1 and below the riprap; self-funded, maintained, policed and it function independently.

Chip Bellows asked how it would be governed. Stewart responded there would be a Launch Master that would be responsible, similar to the Workshop structure.

John Mears commented this would not be able to be done until after the embankment project had been completed; and the environmental concerns prior to approving it.

#6-204 Keith Palant - cautioned the Board to get a Department of Environmental Protection permit. He recommended a Kayak Launch off the

dock near the first filet table; and asked to bring it up at the February 22nd Dock Board meeting. He also stated the kayaks would have to be removed when residents leave and during the hurricane season even when present.

Chip Bellows entertained a motion to provisionally approve the concept of the kayak launch with no physical changes at this point; seconded by Tom Edwards. All in favor; motion carried.

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

The meeting was adjourned at 11:30 a.m.

Respectfully submitted,

Karen A Vertesch, Secretary