

RIVER CLUB OF MARTIN COUNTY, INC.
02/19/2020 BOARD MEETING MINUTES

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

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

Proof of Notice Meeting: The notice for the Board meeting was posted on February 16, 2020 followed by an email distribution.

Reading/Disposal of the Minutes of 1/29/2020: Tom Edwards made a motion to accept the minutes as written; seconded by Loretta Gill. All in favor, motion carried.

Officers Reports:

Tom Edwards, Treasurer, reported total Cash including CDs of approximately \$495,000; Reserve accounts total \$457,000+ with \$37,500 in Operating to cover the Insurance down payment this month. A payment of \$4,125 has been made toward the embankment; the Shoreline Reserve account is now at \$26,277, with CD interest accruing into that account. Total CDs are \$340,000 which means \$116,000 Reserve accounts are liquid. He will review putting additional money for a short term into a maturing CD in May for a better use of funds.

Chip Bellows, Vice President, asked John Gill, Chairman of the Landscape Committee to give the report.

John Gill stated the Landscape Committee was formed a year ago, a volunteer committee and a Board, comprised of Chip Bellows, Dave Gatto, Stewart Keefe, Greg Dempsey, and John Gill. An approved plant list is available for replacement or new plants with the submission of the work order form now available on the website. Once the form is submitted to the office, the Committee will meet with the resident to implement the plan and explain the cost if applicable. He thanked Joe Novello and Deb Gatto for their work on the website.

John reported that a physical count of the Palm trees totaled 454 of which 11 had to be removed due to disease. There are also some safety concerns at the entrance to resolve; ie, removing the Lily and trimming down the hedge.

#5-102 John Racioppi was asked to look at the placement of stop signs by the entrances; especially by Bldg. 13. He measured the distances between the stop signs and the pavement which are all different, but placed strategically according to plantings, or visibility. They all seem to work except by Bldg. 13; the back is overgrown and difficult to see around the corner.

The Committee is looking at a long range plan; 2 years. 5 years and 10 years as to how to maintain the grounds. He requested residents to come to the monthly meetings and get involved; ie, one or two people from each building as a Team Captain to report if there is a landscape issue.

He thanked Joe Novello and Joe Sauer for their help in figuring out a mulch layout for each building. He also thanked everyone on their Board plus John Hasper, Jim Ballard, Loretta, Chip & Madelene that helped to complete the 40 work orders.

Chip Bellows thanked the Landscape Committee for all their work and the volunteers. With volunteers coming in for just a few hours, it helps the Landscape Committee and also gets you involved. He also thanked Ed Metzler for contacting Beacon 21 regarding a light problem that affected one of our residents.

Chip Bellows stated the contract with Spath Spray had been approved through email and made a formal motion to accept the Weed & Feed contract with Spath Spray dated 2/11/2020; seconded by Tom Edwards.

Discussion: This is an improvement over last year's contract; there are now 6 applications; Feb., Apr, June, Aug., Sept. & Oct. as opposed to 4 applications. The cost of the contract is \$11,400 which is \$1,600 less than paid last year.

Call for the vote: all in favor, motion carried.

Karen Vertesch, Secretary, stated that a resident had a problem getting River Club emails and asked to be contacted if anyone else had a problem. Chip Bellows also commented if a change needed to be made to contact the office with the correct email address.

Loretta Gill, Director at Large, stated she has been getting acclimated and also working with the Landscape Committee.

OLD BUSINESS:

- a) Pool Rail: John Mears stated that Tom, Chip, and Karen met with Sue Greer and the representative from the Pool Service to get a quote to modify the pool rail which came to \$1,100+. In the meantime, he contacted a welder and fabricator for boats to get other quotes for the modification of the rail.

Discussion followed regarding access to the rail under water, no guarantee for the hours of labor, and violation of the pool. Currently, the rail is in compliance.

Karen Vertesch made a motion to table the modification of the pool rail until additional information and quotes can be obtained, seconded by Loretta Gill.

All approved, motion carried. Tabled.

NEW BUSINESS:

- a) Insurance Review - John Mears, Tom Edwards and Chip Bellows met with Keith Carroll from Carroll Insurance to discuss two proposals that were presented for the renewal of the Condo Insurance, both insured by Lloyds of London.

- 1) Prexa - \$174,000 - Does not provide Blanket Coverage
- 2) Amrisc - \$183,864.95 - Provides Blanket Coverage Rider - Allows for flexibility.

John Mears made a motion to be authorized to offer the carrier \$5,000 less than the premium quoted of \$183,864.95 to \$178,864.95 to Amrisc with the fall back to Prexa without the Blanket Coverage; seconded by Tom Edwards.

Discussion followed regarding replacement of buildings, previous coverage, companies, umbrella vs. blanket coverage, appraisals, or to entertain a third option.

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

- b) **Water Leaks - Code Red has been contacted for roof repair for Bldg 1 - Units 206 & 102 for a proposal for repair.**
 - #13-101 Sue Greer stated her work order for her leak was also submitted.
 - #10-203 Nancy Keough stated she had damage from a roof leak and wanted to know who was responsible for payment. John Mears responded that it would be River Club's responsibility to resolve with Code Red.
- c) **Committee to Review Rules and Regulations - Chip Bellows requested volunteers to form a Committee to Review Rules and Regulations for different views from residents that rent, live here year round, and snowbirds regarding visitors, guests, and renters. The Committee would need to set protocols on how to enforce the Rules and Regulations and then make recommendations to the Board.**
 - #12-205 Bonnie Kocur - commented that it was an excellent idea, but it needs to be enforced; and asked if the Committee would be looking at all the R&Rs. She also stated that the Committee needs to know what is expected of them. Tom Edwards agreed that standards are needed in order to enforce the rules and volunteered to be on the Committee.
 - #10-203 Nancy Keough agreed that residents, visitors or guests need to be accountable and volunteered for the committee.
 - #1-203 Stewart Keefe stated previously an informal meeting of the residents had been called for the purpose to address changes and enforcement of the R&Rs. This gave the Board the areas that needed to be addressed and a good means of enforcement.

Chip Bellows made a motion for Tom Edwards to serve as the Board liaison on the Committee to review the Rules and Regulations; seconded by Karen Vertesch. All in favor, motion carried.

Volunteers for the R&R Committee are: Nancy Keough, Bonnie Kocur, Jim Obermiller and Susan Greer to meet with Tom Edwards and Chip Bellows to layout the format for the meeting.
- d) **New Plant Request Form: Chip stated this form was approved through email, but wants to have it officially approved for the website. The biggest change is the**

Board approval for the Board liaison on the Landscape Committee to approve the work orders regarding the plantings, etc.

Chip Bellows made a motion to accept the new form and let the Landscape Committee approve the plantings in conjunction with the Board liaison; seconded by Karen Vertesch. All in favor, motion carried.

- e) Suggestion Box - A suggestion was made to put up signs for the operation Of the BBQ grills. The cost is \$39.90 for 2 signs plus tax, 12"x 18" , 3M Engineer Grade Reflective Aluminum; with free shipping. The wording of "BBQ Grills" vs. "Grills" on the signs to be researched prior to ordering.**

Chip Bellows made a motion to approve the Grill signs; seconded by Tom Edwards. All in favor, motion carried.

#11-203 Joe Novello asked about a training clinic on the website for owners and meetings on how to operate in the future. John Mears responded that the training clinic has not been addressed at this time.

The second issue, future administration of this organization, will be in a workshop format in March. Presentations from representatives from a management company vs. adjustments of staff operations for more responsibility will be the topics for discussion for implementation for next year.

Karen Vertesch made a motion to adjourn; seconded by Loretta Gill. All in favor, motion carried.

The meeting adjourned at 11:25 a.m.

Respectfully submitted,

Karen Vertesch, Secretary

