

**RIVER CLUB OF MARTIN COUNTY, INC.
APRIL 28, 2020 BOARD MEETING MINUTES**

The meeting was called to order at 10 a.m. on the Club House Patio, followed by a moment of silence for the first responders, volunteers and the many affected by the virus.

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

Proof of Notice of Meeting: The Notice was posted on April 24, 2020 followed by an email distribution.

Reading/Disposal of the Minutes of February 19, 2020: Tom Edwards made a motion to accept the minutes as written; seconded by Loretta Gill. All in favor, motion carried.

Officer Reports:

Tom Edwards, Treasurer, reported as of March 31st, liquid Cash was \$163,000, CD's \$341,000 for a total amount of Cash \$504,000+ . Total Reserves were \$484,000 with \$20,438 in Operating. There are a few items over budget; ie; water & sewer, concrete restoration and tree trimming, that will be back in line over the summer. He stated that \$421,495.00 in reserves would not be used until 2023 or after and requested \$80,000 to be added to the maturing CD in May 2020 to bring the CD total up to \$421,000 at .75%. The accounts will still be earning money to the end of the year for a total of \$510,000.

#7-102 Keith Palant - questioned the Reserve accounts in question. Tom responded that \$36,000 was in the Hurricane Repair budget & General Improvement account has \$14,000 drawing another \$20,000 and the other accounts will be gaining \$90,000 by the end of the year. If the money is needed, only 6 months of interest would be lost.

Tom Edwards made a motion to add \$80,000 to the \$341,000 maturing CD in May to bring it to a total of \$421,000 at .75% seconded by Karen Vertesch. All in favor, motion carried.

Karen Vertesch, Secretary, followed up on a suggestion regarding Recycling. Waste Management was contacted to request 2 additional totters for December through April which have to be approved by the city; but no additional pickups are done.

Chip Bellows stated a suggestion had been received and given to the Rules & Regulation Committee regarding: Common grills in more locations, personal grills on lower levels in compliance, storage needs for bikes, etc, hanging plants off balconies , and shared Bulletin Boards for both Club & Directors for Notices. Some of these items will have to be reviewed by the BOD. The Rules and Regulations Committee can initiate action by placing them on a future agenda.

#11-203 Joe Novello - asked about his suggestion regarding Training Classes on the Website which included scheduling. The BOD endorses website training, but it is not a priority. Chip thanked him for volunteering to do the work, but stated that it would have to be scheduled for next year.

Chip Bellows, Vice President, stated that the Landscape Committee has done a great job in trimming shrubs, removing dead shrubs and replanting shrubs around the condos which adhere to River Club standards. Their labor has saved an estimated \$20,000 for the River Club. Compliments followed from the residents for their work.

Chip Bellows made a motion to approve the 2020 Contract with 707 Landscaping for lawn maintenance. The BOD already had approved the contract via email; seconded by Karen Vertesch. All in favor, motion carried. The contract can be viewed on the club website.

#15-103 Diana Swiecki - asked if the Committee had addressed the disease attacking some of the Palm trees? John Gill stated the trees are being monitored and fertilized to keep them healthy from the disease. A lot of Palm trees had to be cut down and replaced with other plants.

Chip asked for help from the residents in Bldg. 15 to report if anything is dumped over the wall onto our property. A great deal of work has been put in to clean up the area but someone is dumping debris over the River Club wall and in between the Beacon 21 fence. Beacon 21 will be replacing the damaged fence.

Old Business:

- a) Warner Creek - The paperwork for the Permit will be submitted on Friday, May 1st. for Martin County to review with a follow up inspection for restoration.**
- b) Pool Rail - After further research, a new quote has been received to replace the previous \$1,200 quote. This rail would be anchored into the pavers which will be more cost effective and meet the requirements needed for final review and approval. New estimates will have to be received for a cost and the feasibility of doing the configuration.**
- c) Entrance to the River Club - Tom Edwards stated this was not approved, but found residents are walking in the "In" and out the "Out". Please as a safety factor, walk in the "Out" and out the "In". Always face the traffic.**
- d) Kayak Launch & Storage - Stewart Keefe reported it is on hold until the Warner Creek shoreline restoration project is complete. This will be undertaken in the fall.**

New Business:

- a) Landscaping - In summer months, there will be no planting. Keith Palant and Judy Hlavacek volunteered to send the copy of any work order and pictures of the work to John Gill during the summer months. Some of the work orders may be addressed or be placed on hold depending upon the criticality.**
- b) 2021 Budget - Tom Edwards, Representative on the Committee, will work on the spreadsheets as a starting point for the Committee. John Mears will be on**

the Committee with the following residents that volunteered at the meeting: Tony King, Susan Greer and Debbie Gatto. Chip stated that if anyone is interested in joining the Committee, contact Tom Edwards.

- c) **Rules & Regulations Review** - Tom Edwards reviewed all the rules, made suggestions and passed them on to Nancy Keough, ChairPerson for the Committee. We need people on the Committee that are interested in all the R&Rs as opposed to just a particular one. Chip responded that the R&Rs are not the Board's, but are the resident's R&Rs that the Board enforces them.
- d) **Storage Unit Project** - John Gill, Chairman, stated that residents over the years had commented that storage was needed for bikes, kayaks, etc. A committee of concerned River Club residents has been formed to address this issue. They are proposing that storage units be built on River Club common property and leased to River Club residents. The storage units would be 5x5 or 5x10 with a 25 year lease ownership and would not be an additional cost to River Club residents.

Les Ferrullo, CoChair, commented the 5x10 units would be approximately \$6,000; the 5x5 units would be approximately \$3,400. They are made of metal. The buildings measure 8'7" at the front and 8'1" at the back, 5' wide, and a 4' overhead rollup drop door with colors to match the buildings. They are certified for 170 mile an hour winds. With the 25 year lease, there is enough money to construct the units without an assessment to the Association. There may be a minor maintenance fee per year for insurance on the unit, but the contents would not be included. At the end of 25 years, the Association owns the units and can renew the lease.

Before any work can be done, The River Club owners have to vote on whether the storage units can be built on any of the River Club Common ground. A ballot with the specifications of the proposed storage unit will be sent out to each owner. For the proposal to be considered, 95 owners must respond by sending in their ballot. If there is not an overwhelming majority of residents in favor of the endeavor, the storage units will not be built.

Further discussion continued commenting on the value added to the property with proper storage as opposed to under staircases. Demographics are changing, and people's needs are changing which should be taken into consideration. Other comments made noted storage units were available within a mile; there may be other uses for a specific common area; not to mention that these units would detract from the beauty and value of the landscape.

Tom Edwards commented there was value in the Common area and a nominal fee; ie \$5, a month should be collected for each unit. Then another question arose if the value of the esthetics vs convenience had yet been determined.

Chip Bellows stated that Loretta Gill and Karen Vertesch have agreed to be the liaisons for this committee as far as monitoring the voting process. The BOD was given a package of material by the Storage Bin committee for review. The BOD will review it and pass their comments to the committee.

The proposal will be tabled until a complete layout of the information is given to the Board for final approval. TABLED.

Chip also commented that the demographics of the River Club are changing and that a survey of what the residents desire for the River Club in the coming years need to be put together to guide the BOD in their decision making. This is something the BOD will have to consider for a future endeavor.

Tom Edwards made a motion to adjourn the meeting, seconded by Loretta Gill. All in favor, motion carried.

The meeting adjourned at 11:25 a.m.

Respectfully submitted,

Karen A Vertesch, Secretary