

RIVER CLUB OF MARTIN COUNTY, INC
05/27/2020 MEETING MINUTES

The meeting was called to order at 10:30 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 at Large; Karen Vertesch, Secretary.

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

Reading/Disposal of the Minute of April 28, 2020: Chip Bellows made a motion to accept the minutes as written; seconded by Tom Edwards. All in favor, motion carried.

Officer Reports:

Thomas Edwards, Treasurer, reported as of April 30th, \$536,000+ in Cash of which \$495,000 is Reserves with \$41,000 in the Operating Account. The Board approved \$80,000 added to the \$341,000 maturing CD on May 6th for a total of approximately \$420,000 which equals the amount in the Reserve Accounts that are not being used this year.

Concerns: one more staircase to repair, the General Liability Insurance is \$11,000 over budget, and the water & sewer is over budget but will be back in line by the end of the year.

Discussion: Chip Bellows questioned putting off the staircase until next year as opposed to reviewing the budget for additional funds to complete the repair in the fall.

John Mears responded the need is to repair the staircase in Building #10 through the budget or a special assessment would be in order to complete the project in the fall. He also stated the Shoreline restoration schedule is moving slower than expected, and monies that have not yet been spent may be available.

Tom Edwards made a motion to accept the Treasurer's report as given; seconded by Chip Bellows. All in favor, motion carried.

Chip Bellows, Vice President, reported for the Landscape Committee. He thanked John Gill and Dave Gatto for doing a lot of the trimming that saved money for River Club. Mulching will only be done on the front and the sides of the buildings and in public spaces in October. Replanting also will be done mostly in public spaces. The Landscape Committee is under budget on projects and would be able to contribute some money if needed for concrete restoration pending Board approval.

Karen Vertesch, Secretary, stated it was reported that some residents were feeding squirrels. She requested this to stop since it would only bring in racoons and then coyotes. John Mears added emphatically to stop feeding the wildlife.

Old Business:

John Mears, President, reported on:

- a) **Pool Rail** - It is still under consideration for a custom made rail, but due to circumstances unable to reach anyone for a solution. **TABLED.**
- b) **Storage Bins** - An exploratory committee has sent out a mailing to the residents for feedback whether to proceed on this topic. The mailing consisted of an introductory letter, a secret ballot and return envelope to provide feedback. This is a preliminary vote that will convey interest in the project.

Tom Edwards noted from the Declaration of Condominiums , Section 523.b for any project : “There shall be no material alteration or further improvement of the Common Elements or acquisition of additional common elements without prior approval by at least 65% of the unit owners.”

- c) **Rules & Regulations Committee** - Chip stated the Committee has been conducting workshops on the R&Rs with Nancy Keough as ChairPerson. He recommended that the 2020-2021 R&Rs be sent out to all residents in November and December & to instruct the resident to provide a copy to their renter where applicable.

Tom Edwards also stated the Rules & Regulations have to conform to the Declaration of Condominiums, but the Declaration of Condominiums would need to be amended and updated for conformity.

New Business:

- a) **Hurricane Preparedness** - Tom Edwards stated that Mark gave him a list of everything that needs to be done to prepare for the Hurricane, location of the shutters and storage for the chairs, umbrellas, sail, etc. Additional keys have been made for the full time Directors. He asked for volunteers to sign up for the “Hurricane Preparedness Team” or b) “ Post-Hurricane Recovery Team” that would possibly be available to assist when needed.

John Mears commended Tom Edwards and Tony King for their assistance last year in getting ready for “Dorian”.

- c) **Community Based Grills** - Chip Bellows stated the BOD received a suggestion regarding additional community grills to be located throughout different areas of River Club. He stated the experience in residents cleaning & maintenancing grills at the clubhouse and maintenance building has been sporadic.

The additional grills would increase the workload for Mark (cleaning, repairing and stocking the propane) plus an added expense.

John Mears stated he would only entertain an additional grill by the maintenance area. Discussion followed noting that only approximately 10% of residents have grills on the first floor. There was no motion made to consider the additional grills.

- d) Replacement of the Gazebo - Loretta Gill received an estimate from Lowes which was \$1,600 plus installation; Home Depot's estimate was cheaper but the gazebo was less sturdy. Her recommendation would be to install the Gazebo from Lowes after Hurricane season.

John Mears thanked Loretta for putting in the research, but the money is not currently in the budget, and would not be able to look into replacing the gazebo until after Hurricane Season. He also thanked John Racioppi and Mark for taking care of the grills.

- e) Repair screens / hardware on limited common property - Chip Bellows stated he received a work order for painting the screen of a lanai and questioned who was responsible for the repair, the resident or the association.

John Mears had researched this topic with two past presidents. The original lanais or patios that are still in its original condition in the Phase II buildings are the responsibility of the condo association. Any changes to the original lanai structure (glassed in lanais) in Phase II buildings are subsequently The owner's responsibility.

Chip Bellow made a motion to table this subject for further discussion; seconded by Tom Edwards. All in favor, motion carried **TABLED.**

John Mears stated an issue was brought to his attention where a resident owns and rents out both units. In order to do this, the owners have quick-claimed the units to each other, but never recorded them with the county to avoid our rule and estate issues. One lease expired last month and has not been renewed and the other lease expires in July. The owners are not responsive in recording their quick claim deeds.

Discussion followed: The lease is between the tenant and the owner to resolve; go through an attorney to address and resolve the issue that enforces our rules. Another question arose if the rule regarding this issue was in the Declaration of Condominiums or in the general Rules and Regulations. Additional research is needed with our documents prior to contacting an attorney. The motion is pending clarification.

Chip Bellows made a motion to go through an attorney to address and resolve the issue in a manner that enforces our rules; seconded by Tom Edwards. All in favor, motion carried.

- f) **Work order for ramp - June Schlock submitted a work order for a slanted ramp. It is a simple aluminum strip that fits under the door sill. The cost is \$66 and would be installed by the rear door of the Club House.**

Chip Bellows made a motion to purchase the handicap ramp for the rear door of the Club House; seconded by Tom Edwards. All in favor, motion carried.

- g) **Hannan Pest Control - John Racioppi made a request to notify Hannon to have their employees wear masks when entering the units. Response: They will be notified.**

- h) **Warner Creek Project Update - The engineer has not provided the permit to be signed and submitted due to the County's slow permitting process**

Tom Edwards made a motion to adjourn; seconded by Chip Bellows. All in favor, motion carried.

The meeting was adjourned at 11:45 a.m.

Respectfully submitted,

Karen Vertesch

