

RIVER CLUB OF MARTIN COUNTY, INC. 5/12/2021 MEETING MINUTES

The meeting was called to order at 6:35 p.m. followed by the Pledge of Allegiance.

Calling of the Roll: John Mears, President; Nancy Keough, Vice President; Thomas Edwards, Treasurer; Kelly Schulz, Director; Loretta Gill, Director at Large via Zoom, and Karen Vertesch, Secretary

Proof of Notice of Meeting: The Notice for the meeting was posted on 5/10/ 2021 followed by an email distribution.

John Mears asked for a motion to suspend the meeting for the Bldg. 1 /Shoreline Presentation.

Thomas Edwards made a motion to suspend the business portion of the meeting temporarily for the Bldg. 1/ Shoreline presentation; seconded by Kelly Schulz. All in favor; motion carried.

Building 1 / Shoreline Presentation: Roger Baber, Engineer, stated even with the many concerns for Building 1 the detailed inspection concluded that it was a long way for needing any drastic foundation repair. The 2015 study presented a weak soil layer under the building and two types of settlement: primary, after construction and secondary, which could take years. The decision is to do nothing or build a substantial retaining wall for confidence that it would do something for the integrity of the soils and the integrity of the foundation.

Discussion: Questions regarding building codes vs today's codes; wetlands; deep foundation systems for stabilization vs the amount of settlement; the difference between the previous recommendation and this one; height of the wall; immediate vs 2-3 year planning; stabilization of a portion of the shoreline; and the rising cost of materials.

#13-204 Chip Bellows asked for the study to be placed on the website.

Roger responded to the need for a substantial system; a thick, long vinyl sheet pile - a 950 Shoreguard which would cost approximately \$220,000 as opposed to \$50-\$60,000. Previous recommendations also involved rain, water runoff and the plumbing lines under the building as part of the solution.

Engineer's Recommendations:

- 1) Design and install a rain & roof discharge system to direct water away from the building.
- 2) Scope, visually inspect by camera the plumbing drain lines and inspect the manholes for sand.

- 3) Monitor Building 1 bi-annually for documenting cracks and anomalies re emerging or whenever significant new observation occurs.
- 4) Design and evaluate a retaining or seawall system that will not only stabilize the embankment, but will provide structural capacity adequate to enhance the soil adjacent to Building 1.

John Mears thanked Roger Baber and asked for his availability to do the plans and drawings for this project for the final recommendation that was presented.

Thomas Edwards made a motion to engage Roger Baber and consider the recommendations of Roger Baber, Engineer; seconded by Kelly Schulz.

Discussion: The situation is critical and needs to move forward with permitting, working on recommendations 1, 2 & 3; budget planning and project bids.

Call for the Question: All in favor, motion carried.

Officer Reports:

Thomas Edwards, Treasurer, reported Cash and other Assets totaling approximately \$740,000 with the Reserse portion of \$621,000. The Shoreline Reserve has \$47,700 of which \$12,200 is the River portion and \$35,500 is the embankment portion.

- There is a loss of \$4,600 which was part of the \$3,500 Audit paid at the first of the year.
- Concrete Reserve - \$24,400 spent of the \$50,000 budgeted.
- Flat Roof Reserve - \$22,000 spent due to roof leaks.
- General Liability Insurance - \$46,000 less spent this year.

He also asked residents to eliminate plastic bags in the recycle bins & consideration for the Common areas.

Nancy Keough made a motion to approve the Treasurer's report as given, seconded by Kelly Schulz. All in favor, motion carried.

John Mears congratulated Thomas Edwards for doing a great job. The Audit report from the CPA came back with a Clean Opinion with only a couple of minor adjustments.

Nancy Keough, Vice President, thanked the residents that had submitted emails with their comments, concerns and phone numbers to keep all of the Board in the loop and informed for better assistance.

John Mears, President, reported on the legal opinion from the attorney regarding the Kayak Club using the Common area. The attorney stated it would take a 65%

approval vote from all of the owners for any kind of special or exclusive use of the Common area.

Old Business:

1) **Flood Insurance:** With time, effort and a presentation by Keith Carroll to save paying for Flood Insurance on Bldgs. 10, 11, 12 & 13 that were not in the Flood zone, was to no avail. The attorney's interpretation of the documents require Flood Insurance. With the overestimation of the General Liability Insurance and the \$30,000 budgeted for Flood Insurance, the cost of the Flood Insurance, \$75,000 due in September, will be covered. #7-102 Keith Palant thanked John Mears for his in depth research of the controversial subject. He also commented that inspection has to be done on the roofs after repairs, since problems have occurred afterwards.

2) **Cable TV Contract:** John Mears attended a presentation by our vendor, QXC in Highland Beach, 13 acres; 4 10 story buildings with 79 units in each building. Even though not fully live, it was an impressive presentation operating the remote, viewing the TV stations and the recording options. The contract has been forwarded to the attorney for review.

Jon Korda has done a great job in negotiations; and Maddy Bellows is doing a study on the best deal of the 4 programs with a survey to follow. The contract with AT&T is up April 2022; the Board will be advising and working with all residents on the transition.

New Business:

1) **Towing Sign:** John Mears stated the Towing Sign would be moved due to the placement; it blocks a portion of the River Club sign. The new placement will be in compliance with the law.

2) **Rule Changes:**

a) **Clubhouse Reservations:** Our attorney advised us that we are in violation of state law. We cannot charge for the use of any Common area, but we can get a damage deposit.

b) **Lease Renewals:** Our attorney also advised us that we cannot charge for the renewal of a Lease.

Thomas Edwards made a motion to make these changes in the Rules in regards to the Clubhouse Reservations and Lease Renewals to eliminate the charge as advised by the attorney; seconded by Kelly Schulz.

Discussion: Nancy Keough commented that these two items were included at the last meeting when the rules were approved with the amendments included by the attorney. The minutes show the amendments approved only as a whole.

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

Thomas Edwards had a question on the R&R's Section 8, Rule 3 and wanted to add to Rule 11: "this rule does not apply to the resident's second vehicle as addressed in Rule 3 above"; and would advise to do away with Rule 11 altogether.

Suggestions: Amend it to read if a car is left by a vacant owner; change to a second vehicle; or change it to 30 days; a tag for the vehicle and register it with the office with additional information of a neighbor/friend to move the vehicle.

#1-102 Phil Bollman stated the rule's original purpose was made if left with no one attending the car to move it in case of emergency/paving, etc. If seasonal residents leave, the car must be parked in their assigned parking spot.

TABLED: Thomas Edwards asked to have this discussion and amendment tabled to return to resolve this issue.

#13-204 Chip Bellows asked if there is anyone accountable for enforcing the rules? John Mears stated that Ed Kotch has been working on resolving the issues presented with the residents involved; and will have Nancy Keough follow up.

#1-102 Phil Bollman stated that by Florida Statute any letter has to have a response to be provided within 30 days.

Nancy Keough commented all communications including emails should be copied to the Board to disseminate for a response and follow up.

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

The meeting adjourned at 8:20 p.m.

Respectfully submitted,

Karen A Vertesch, Secretary

