

RIVER CLUB OF MARTIN COUNTY, INC.
06/18/2020 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; Thomas Edwards, Treasurer; Karen Vertesch, Secretary; and Watson (Chip) Bellows, Vice President; & Loretta Gill, Director at Large attending on Zoom.

Proof of Notice of Meeting: The Notice was posted on June 16, 2020 followed by an email distribution.

Reading/Disposal of the Minutes of May 27, 2020: Thomas Edwards made a motion to accept the minutes as written; seconded by Chip Bellows. All in favor, motion carried.

Officer Reports:

John Mears, President, stated the plans for the Warner Creek restoration have been submitted by the engineer to Martin County.

He reported the resident that had been renting out two of his units in violation of our rules has initiated action to sell one of those units to the renter. A package has been sent to complete and to remit a copy of the contract for verification. The previous motion has been placed on hold for the situation to resolve itself without taking any legal action.

Thomas Edwards, Treasurer, reported as of May 31st. \$127,500 in Cash and \$421,400 in CDs for a total of \$548,900; Reserves total \$510,400 with \$38,500 in the Operating Account. Flood Insurance of \$66,000 is due in August and one staircase remains for restoration.

#9-106 Judy Hlavacek questioned flood insurance coverage for drywall in the units. John Mears will research and advise on the coverage.

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

Tom Edwards asked if anyone would like to be on the Hurricane Preparation Team to contact him with their name, phone number and email address.

Karen Vertesch, Secretary, stated that a notice would be sent out to the residents for the date and time for the Storage Unit Ballot count. The count date was

delayed; a few residents hadn't received their ballot due to address error on the labels or the delay in travel between residences. A reminder will be in the Newsletter to make sure addresses are updated.

John Mears asked Keith Palant and Karen to set up a time for the Ballot count which will be June 26, 2020 Friday at 2 p.m. at the Clubhouse.

#2-203 Bill Caruso questioned the number of ballots received and how they were stored. John Mears responded that there were over 130 ballots, locked up in the office with Karen Vertesch in charge.

#1-103 Sue Greer wanted to verify if the ballot count was not a vote, but a survey. John Mears confirmed that this is a survey that will give the Board a sounding board for where we want to go.

Chip Bellows, Vice President, reported the work orders are caught up. Sod was to be replaced, but currently it is under water due to the excessive rain, and will be replaced in the fall. Mulch will be scheduled for October.

Tom Edwards stated the new sod in front of Bldg 2 does not have any sprinklers to sustain it. Chip will check with Mark to resolve the issue.

Loretta Gill, Director at Large, requested accordion Hurricane Shutters for the Clubhouse to be considered at the next Budget meeting even if it has to be approved in sections. John, Dave, Keith and Mark spent half a day numbering and organizing the panels for the next season. John Mears stated this would go on the wish list for the budget.

Old Business:

- a) **Rules & Regulations Committee Update:** Thomas Edwards reported the Committee is looking at sections; ie, 5,6 & 7 regarding guests, front balconies, etc. Section 7 A.1 states front balconies and walkways shall be kept clear of all obstructions that interfere with ease of passage into the unit. Then Rule 7 A.7 states that seasonal and other decorations are allowed in moderation and good taste. This may also apply to the patio and needs the Board's opinion of that interpretation. Can they put a sign next to their door and some pots on their patio that would be out of the way of any obstruction? In order to make that a more lenient rule, the Declarations of Condominiums would have to be amended to allow the rules to be changed.

Loretta, Karen and Chip agreed on a sign next to the door with everything to be taken down when leaving. The Board agreed to have the workshop scratch the "and other" and leave seasonal decorations.

- b) **Application/Approval for Emotional Support Animal:** John Mears stated an applicant has owned an old dog for 12 years and when it passes the dog would not be replaced. She has produced internet documentation from a counselor that the attorney says satisfies the state law. An affidavit from her stated that the animal would not be replaced suffices that it is not an emotional support animal. She also stated to our office manager, if not approved the dog would be put down which would indicate a lack of a need for a support animal.

Discussion: Chip recommended rejecting the application for the emotional support animal since the evidence does not support the facts.

#7-101 Ken Kusen stated since she does not live here, she has no standing to request that. Once the place is owned, a request can be made with the proper documents and a refreshed note annually from the physician to support the need for an emotional support animal.

#5-208 Doug Ashley commented on Fair Housing vs the State of Florida in regard to a support animal, and recommended that the rules or guidelines could be a little clearer for an applicant. He strongly suggested getting an attorney's opinion so that it does not become an issue.

#9-106 Judy Hlavacek questioned how can you buy a place in a "No Pet" community knowing that before they buy? They should look somewhere else that takes pets.

Karen Vertesch added that a form could not be in the application package with a "No Pet" rule; and documentation should come from a local mental health doctor indicating the length of time involved with the applicant.

John Mears made a motion to challenge the application for the emotional support animal, since the evidence does not support the facts; seconded by Chip Bellows. All in favor, motion carried.

- c) John Mears stated the Concrete Restoration is currently on hold until review of the budget for funds.

Karen Vertesch made a motion to adjourn; seconded by Thomas Edwards.

The meeting was adjourned at 10:40 a.m.

Respectfully submitted,

Karen Vertesch, Secretary

