

RIVER CLUB OF MARTIN COUNTY, INC.
6/9/2021 BOARD MEETING

The meeting was called to order at 6:30 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; and Loretta Gill, Director at Large on Zoom.

Proof of Notice of Meeting: Karen Vertesch, Secretary, stated the notice was posted on June 7, 2021 followed by an email distribution.

Reading/Disposal of the Minutes of 5/12/2021: Thomas Edwards made a motion to accept the minutes as written; seconded by Kelly Schulz. All in favor, motion carried.

Officer Reports:

John Mears, President, thanked Terry McKeefe for building the bench at the Tiki Hut for the Dock Association.

- a) Cable TV - Although previously impressed with QXC, their attempt to “go live” resulted in problems. We are still entertaining a proposal with Blue Stream who has an established record and has done installations in our area. The contract has been placed on “hold” until QXC can show they are up and running. The Board will have some answers by July.
- b) Condo Documents Update - Jon Korda has been working on these for a couple of years and currently reviewing them with the attorney. Hopefully, the final product will be available for the Board to approve in July or August with the owners voting in the fall on the updated version. This project hasn’t been done for over 30 years.
- c) Storm Damage - The Storm of the 1st week of May damaged the roof of Building 11 and several others; but all repairs have been completed for just under \$4,000.

Thomas Edwards, Treasurer, reported as of May 31, 2021 Cash and other Assets totaling approximately \$760,000 of which \$642,000 is in Reserves, with a loss of \$5,900. Currently, there are \$49,000 of assessments paid in advance. Tom wanted to thank all the people that paid six months in advance in January and to remind them to remember to make their July payment.

The current loss of \$5,900 is due to the payment of the entire audit bill and other items that were paid early in the year. Concrete restoration payments have

been paid to the tune of \$24,500 out of a total budget of \$50,000. County water and sewage, which was way over budget last year, are showing payments under budget so far in 2021.

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

Thomas Edwards commented that Hurricane Season is here. Last year, we established a hurricane preparedness list of people who would be notified if the Association needed residents to assist in preparing River Club for a hurricane. We will keep that list active and Tom invited others to contact him if they wanted to be added to the list.

Nancy Keough, Vice President, reported working with Ed Kotch on the enforcement of the Rules & Regulations, and how the Board receives the email going to River Club for better communication and dissemination so all are informed.

Kelly Schulz, Director, stated that she had not received any additional information from Roger Baber, but Building 1 is still having issues with leaks after the last rainfall. John Mears stated that the East wall had just been sealed and the need to verify when the leaks happened to resolve any issues.

Loretta Gill, Director at Large, is waiting to hear from 707 Landscaping regarding the plants for Building 2 to present to the Board for approval.

Old Business:

- 1) **Shoreline:** Roger Baber has been engaged to draw up the plans for the proposal that was approved last month. Property Management is in the process of getting proposals to alleviate the drainage issue and scope the plumbing drain lines and inspect the manholes for sand. Once the plans are drawn, requests for proposals will be put out. No vendor has been selected.
- 2) **R&R's - Parking:** Thomas Edwards stated there are 2 issues:
 - a) How do we notify everyone that there is an emergency & have to remove their car?
 - b) A car left in off season and parked in a guest space at another building.

Thomas Edwards made a motion for Section 8, Rule 11 as the proposed amendment:

“All vehicles parked legally on River Club property need to be registered with the Office. All covered vehicles need to be registered with the Office to include cover description and location. In case of an emergency which would require the vehicle to be moved, the Office would attempt to notify the owner by phone and/or email leaving a message if necessary. If the vehicle is not moved within 24 hours, the vehicle will be towed at the owner’s expense”

Seconded by John Mears.

Discussion: Nancy Keough had no problem with Section 8, Rule 11, only with Section 8, Rule 1.

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

Nancy Keough stated the majority of the R&R Workshop chose the following for Section 8, Rule 1:

“To eliminate the problem of owners choosing a guest spot to park their vehicle instead of their assigned spot.”

Nancy Keough made a motion as a proposed amendment to Section 8, Rule 1: “Each owner has an assigned parking spot with a number corresponding to the unit for the passenger vehicle. The owner’s vehicle will be parked in the assigned parking space before utilizing an unnumbered guest parking space. Owners may use a guest spot for a second personal vehicle if their vehicle is occupying their assigned space. If an owner is leaving for longer than 24 hours and leaving only one vehicle parked at River Club, this vehicle will be parked in the owner’s assigned parking space.”

Seconded by KellySchulz.

Discussion: Thomas Edwards stated he would like to amend the last sentence on the motion to read: “If a resident is leaving for longer than 72 hours and is only leaving one vehicle parked at River Club, this vehicle preferably to be parked at the resident’s assigned parking space. The resident may also park in another numbered space in accordance with Rule 2 below, which states anybody can park in someone else’s space as long as they have written permission to do so. With Board permission, the vehicle may be left in an unnumbered space facing the complex front walls to the West of Building 12 or in an unnumbered space across from Building 7 & 8. Any vehicle not in compliance with this rule will be towed at the owner’s expense.” This amendment will also allow the Board a bit of discretion to make an exception.

Further Discussion: Questions regarding how it would be monitored; the Amendment is confusing and everyone should park in their assigned space; some residents park in other Building spaces which causes a problem;

preference would be given to some residents; there are not enough spaces to accommodate everyone; 48 hours would be acceptable as opposed to 24 or 72 hours per Nancy Keough.

John Mears interjected regarding the second part of the amendment with permission from the majority of the Board, someone could park in a different space. This scenario can be accommodated without putting it in the rules.

Call for the vote on the amendment presented by Thomas Edwards:
Two for; Three against. The motion did not pass.

Thomas Edwards made a motion to amend Nancy Keough's amendment from 24 hours to 48 hours; seconded by Kelly Schulz.

No discussion. Call for the Vote: All in favor, motion carried.

Further discussion on Parking: Nancy Keough commented another consideration for parking is the use of the Pool & Clubhouse parking as a secondary spot when there are some people that have restricted mobility.

Nancy Keough made a motion to have the spots marked strictly for Clubhouse and Pool use only; seconded by Thomas Edwards.

Discussion: Concerns addressed, suggestion to make a sign that states: "Clubhouse & Pool Parking Only" or notification per email.

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

#15-102 Edithy Marcellis - expressed her appreciation to all of the Board Members for their efforts. River Club looks beautiful. Thank you all for your hard work.

New Business:

- 1) Credit Line Discussion: John Mears stated he would not like to make a special assessment for the Shoreline Restoration which would cost about \$200,000. By the end of this year, we will have \$60,000 dedicated for the Creek Shoreline Restoration less the cost for drawing the plans and the permitting process. There are two reasons to get the Credit Line for this organization:

- 1) Avoiding an assessment and finance over 1 year.
- 2) In the event of a Hurricane, quick cash can be very advantageous in the time of a storm.

With only a cost of approximately \$2,000 to obtain a Credit Line and \$200/\$300 a year to keep it at an interest rate of 3 to 4%, it would be a prudent thing to do.

Discussion: Questions regarding the budget as an operating expense or a reserve; credit line advance or agreeing to pay \$200/\$300 per year for available funds; use of Reserve funds per Condo law; and Reserve funds after a disaster.

#7-102 Keith Palant - commented that when the shoreline washed out and almost lost buildings, money was taken from the Reserves that was not allocated at the time to use that money which was replenished. We could give ourselves a line of credit with our own money at no cost and budget to pay it back. You can use your own money especially in a disaster emergency.

John Mears responded that was a good point and it can be done.

#7-102 Keith Palant also commended John Mears for back tracking on the decision with QXC with the Board giving him permission with his findings to proceed with QXC or Blue Stream.

John Mears responded that a meeting would be called when the time comes to present to the Board which may be within the next two weeks to make that decision.

The next meeting is scheduled for July 14,2021 at 6:30 p.m. on Zoom for viewing the Board Meeting. Notification will be given for Zoom participants to email questions, concerns, or suggestions prior to the meeting regarding the Agenda to riverclubofmartincounty@gmail.com to the attention to the Secretary for the Board to respond at the meeting

Thomas Edwards made a motion to adjourn; seconded by Kelly Schulz.

The meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Karen Vertesch, Secretary

