

RIVER CLUB OF MARTIN COUNTY, INC.
09/15/2020 MEETING MINUTES

The meeting was called to order at 11:30 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 September 13, 2020 followed by an email distribution.

Reading/Disposal of the Minutes of July 20, 2020: John Mears made a motion to amend the term "Rental Fee" to "User Fee" in the minutes and now on for use of the Club House; seconded by Karen Vertesch. All in favor, motion carried.

Thomas Edwards made a motion to accept the minutes of July 20, 2020 with the amended motion; seconded by Chip Bellows. All in favor, motion carried.

OFFICER REPORTS:

Thomas Edward, Treasurer, reported as of 8/31/2020 total Cash of \$184,600, CD's of \$422,700 for a total of \$607,300+; Reserves total \$552,500 with the Operating Account at \$52,000. General Insurance is over budget by \$22,000; Flood Insurance is to be paid in September. Shoreline Accounts - \$6,700 spent on the embankment; \$41,000 is still allocated. Concrete Restoration - \$54,000 spent out of the \$66,000 budgeted with \$2,900 allocated monthly going into this account.

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

Chip Bellows, Vice President, stated that mulch will be done in October and dead plants will be replaced. Trimming is also scheduled behind Bldgs. #14, #1 and around the Clubhouse and the St. Lucie River.

John Mears, President, explained with the \$20,000 over budget on Insurance a new insurance agent, that also handles Condo Insurance on properties in Martin & St Lucie Counties, has been brought on board. Rick Carroll, our present agent, will be given the first pick. The new agent is to submit a proposal to beat Rick

Carroll's proposal up to \$20,000 in order to consider a change. The Dock Association will also be able to contact the new agent for a proposal.

OLD BUSINESS:

a) Concrete Restoration - Bldgs. #13-101 & #13-201:

John Mears stated that permits have been submitted to take care of long time issues. Alan Hines has estimated repair between \$6,000 to \$8,000. The stairwell on Bldg. #10 will now be scheduled for the first of the year.

b) Shoreline Restoration: John Mears stated Federal & State have been approved; we are just waiting on the County for approval to apply for the permit. Restoration could start mid November with monitoring to be done by Phil Bollman.

Discussion followed regarding communications to residents and Beacon 21; redirecting vehicles entering & parking; monitoring of work, verification of the work with Dana Small, engineer; plants to reinforce the area which would be a budget item for next year, and the specifications & cost to be revised prior to placement on the website.

#13-104 Jon Korda - stated the final project posted to the website would be self-explanatory.

NEW BUSINESS:

a) New Attorney - John Mears reported that a couple of Attorneys had been interviewed regarding updated Condo laws and regulations. Becker & Poliakoff, Attorneys, have been selected. The law firm is nationwide, certified for Community Management with an office in Stuart. A \$200 retainer fee is required at this time to make the change.

Karen Vertesch made a motion to retain Becker & Pliakoff as our new attorneys and approve the \$200 as a retainer fee; seconded by Thomas Edwards. All in favor; motion carried.

#1-102 Phil Bollman wanted to verify that the new attorneys would have access to the Condo files and if they also would handle Marine issues? John stated they would with a letter to coordinate the transfer between the attorneys.

b) E.S.A. Procedures: John Mears proposed a change in the responsibility and liability when making a judgement on the documentation provided in the sale or purchase of a unit. He suggested going through a procedure where the application is not considered for an Emotional Support Animal or Service Animal until the unit is purchased. Only residents would be given that consideration to submit their documentation with approvals to go

through the new attorneys to review every application. We want to be consistent. The Board should not take on that responsibility although it may cost \$200/300 for each application; it is the smart way to go.

Karen Vertesch made a motion to change our procedures to discontinue considering any applications for Emotional Support Animals/Service Animals for requests to purchase or rent at River Club; seconded by Thomas Edwards.

Discussion- Suggestions to: contact an attorney for disclosures prior to buying/selling; interview process to include a “No Pet” facility, but does follow state law; no problem if requirements met; no availability to accommodate animals’ release/exercise; the need for step by step rules; and support for the motion for the consideration of the other residents.

#14-208 Kathy McLaughlin - stated an in depth clinical assessment interview had to be done with a licensed clinical professional before even being considered for an Emotional Support Animal.

#5-208 Doug Ashley, Realtor, commented on shared support documents emailed to the Board from a current Seminar on E.S.A.’s regarding a “No Pet” position. Since there are contingencies for selling/buying upon this approval, the individuals involved need to be aware of the procedure and the time frame for that approval.

John Mears pointed out that this issue has been discussed with the new Attorneys and their representation with other Condo Associations. This is a rule that other Condo Associations have passed and operate under currently. The individual approved for purchase would be advised of the “No Pet” policy; but if they have an Emotional Support Animal/Service Animal it would be considered. There will be no pre-approval. The Rules workshop will be assigned as a priority to get the rules and procedures set up for the requirements to qualify for an E.S.A./Service Animal with final consideration by an attorney.

Call for the vote: Four (4) in favor, one (1) against; the motion has passed.

- c) Cable TV Contract: John Mears stated that our seven year contract with AT&T expires in 2022 and would like to check with other vendors to make a decision in 2022. Blue stream is now available and there are brokers that would represent us. Jon Korda has volunteered to take on this task.
- d) Grilling Area Shade Sail: Jimmy Crichton has presented a simple set up to provide shade by the Workshop area grill which would cost less than \$300.

This would require cooperation with the Landscape Committee which is in process of planting in that area.

Thomas Edwards made a motion to allocate \$300 for the sail documented by Jimmy Crichton; seconded by Karen Vertesch.

All in favor; motion carried.

- e) Work Order for Bldg. #9-205 - requested to have their aluminum portion of their patio painted. John Mears explained the patio is a Phase II original patio which is the responsibility of the River Club for painting of the aluminum area. The quote for the area is \$650 to paint by hand, since spray painting would cause an over spray on the screens.**

Discussion followed:

#2-102 Jody Edwards - suggested if more than one patio from Phase II had to be painted, there may be a discount to be considered.

#9-205- Nancy Ballard - also stated the outside aluminum portion of their patio needed to be painted. Tabled for further research.

#14-208 Kathy McLoughlin - questioned the status of the sinkhole in front of their unit and asked for Mark's responsibilities for informational purposes. John Mears stated the vendor's proposal was for approximately \$4,000 to \$8,000 pending scoping for a decision of prior work done and repairs. Asphalt replacement also needs to be set up for proposals. Maintenance descriptions will follow for informational purposes.

Zoom vs Blizz - Chip Bellows commented that Blizz has been set up for River Club with Zoom used currently due to extenuating restrictions. This topic will be covered in January.

#12-205 Tom Kocur - thanked the Board and the Landscape Committee for doing a good job.

Thomas Edwards made a motion to adjourn the meeting; seconded by Karen Vertesch. All in favor; motion carried.

The meeting was adjourned at 1:15 p.m.

Respectfully submitted:

Karen Vertesch, Secretary

