RIVER CLUB OF MARTIN COUNTY, INC.
PRE-BUDGET BOARD MEETING OF OCTOBER 22, 2019

The meeting was called to order at 10 a.m., followed by the Pledge of Allegiance.

Calling of the Roll: Tony King, President; John Mears, Vice President; Tom Edwards, Treasurer; Karen Vertesch, Secretary; Watson (Chip) Bellows, Director at Large

Proof of Notice of Meeting: The notice was posted on Friday, October 18, 2019, at 2:30 p.m., followed by an email distribution.

Reading/Disposal of Minutes of September 25, 2019: John Mears made a motion to approve the minutes; seconded by Tom Edwards. No discussion.
All approved, motion carried.

Reports of Officers:

Tom Edwards, Treasurer, reported Cash totaling $402,500, Reserves of $406,000 and Prepaid Insurance of $85,000. Budget to Actual categories are positive other than Building & Equipment due to hydrants and concrete restoration, which is still in line. He stated that Chip had requested the monthly financial report posted on the website pending approval prior to the meeting; and the 2020 Proposed Budget marked "Pending Approval".

John Mears made a motion to allow Tom to certify to Cindy to put the monthly expenses on the website by the 15th of the following month without Board approval based on the Treasurer's approval; seconded by Karen Vertesch.

Discussion followed. All approved; motion carried.

John Mears made a motion to approve the Treasurer's report; seconded by Chip Bellows. All approved, motion carried.

John Mears, Vice President, commented the Landscape Committee is moving forward with their portion of the website to allow communication between John Gill and Debbie Gatto. Jon Korda is working on getting documentation up to date,
Including a Bulletin Board for the Dock Association. Stump grinding is still being researched.

Chip Bellows, Director at Large, thanked John Mears for helping with the Landscaping, and John and Loretta Gill for doing some preliminary work.

The Oak tree at the entrance will be trimmed in December. There are a lot of projects for 2020 and volunteers are welcome to help with them.

Tony thanked Chip and John for their assistance and stated the residents have commented that the place looks good.

Karen Vertesch, Secretary, commented that on any email going out to residents must have a notation: "This notice is posted on the River Club website at: rcmcowners.org" She also suggested that the Proxy for voting should be on the website and will verify that the form is available.

Tony King, President, stated Jon Korda,Chair and the Nominating Committee, are looking for candidates for open positions on the Board for next year. Nothing has gone out on email to date. Tom Edwards and I are planning on running.

The Budget Committee met and came up with a Proposed Budget. The Board wanted to get a straw vote from the group if it's something it could work with, and If there were any questions that could be addressed. The Board could take the proposal as is or amend it as necessary.

#12-103 Mike Oddo questioned if projects for next year could be put off for another year to offset the increase in the budget? Tony responded that was done last year with the painting. He also stated as far as fiduciary responsibilities, it must be fully funded or go to a vote for a majority ownership to say not to fully fund it which would be under funding for the year.

Further discussion followed regarding alternatives, special assessments vs budget items, completion of large items, maintenance of the property, comparisons of other HOA fees, and landscape repairs.

Tony thanked the Budget Committee and asked if there was any further discussion. Tom Edwards also thanked Tony and Cindy for putting the information together for a better understanding for the Budget Spreadsheet.

Karen Vertesch made a motion to accept the 2020 Proposed Budget for dissemination, seconded by John Mears. All in favor, motion carried.

The 2020 Proposed Budget will be put on the website,

Tony King reported that AT&T Uverse is not available for new residents or current residents moving from one unit to another on our property. Currently, a special process is being done by the AT&T Account Manager, Matt Provan, to provide Uverse in the new unit! The information is located on the Office Bulletin Board. Any issues with AT&T should be brought up to the office.

Old Business:

1) **Pool Sail - #6-204 Keith Palant has a source for replacement.**
2) **Raccoons - Researching, still a problem.**
   #6-204 Keith Palant volunteered to do further research.
   John Mears made a motion to appoint Keith Palant to take care of the varmint removal and to provide whatever financial support needed to take of it; seconded by Tom Edwards. All in favor, motion carried.

3) **Well Issue - Resolved; various valves were replaced.**

4) **Other:**

John Mears brought up the topic of background checks for sales; who was to be checked and the criteria for the background checks for the documentation for the website. He suggested to limit it to owners and the criteria for the new residents /renters would be "considerate of the quiet enjoyment of the other residents".

Further discussion followed regarding a group hired to do background checks, keeping track of social security numbers, liability, the definition of renters, researching other Condo Associations for the guidelines, and who is responsible for reviewing the information for qualification or disqualification.

John Mears made a motion not to implement the background checks until getting a better handle on how to implement it; seconded by Chip Bellows. All approved, motion carried.

#7-103 John Gill commented on the Landscape website work order section; the old plant list needs to be removed and replaced with the new approved list.
John Mears stated he would contact Jon Korda to update it.

John Mears made a motion to adjourn, seconded by Tom Edwards. All approved, motion carried.

The meeting adjourned at 11:10 a.m.

Respectfully submitted,

Karen Vertesch, Secretary