

**RIVER CLUB OF MARTIN COUNTY, INC.
10/7/2022 BOARD MEETING**

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

Calling of the Roll: Ken Kusen, President; Tony King, Vice President; Larry Hanlon, Director; Karen Vertesch Secretary; Loretta Gill, Director at Large and Jon Korda, Communications Officer on Zoom.

Proof of Notice of Meeting: Karen Vertesch stated the Notice was posted on October 5, 2022 followed by an email distribution.

Reading/Disposal of Meeting Minutes of 6/29/2022 and 9/2/2022: Tony King made a motion to approve the 6/29/2022 and 9/2/2022 minutes as written; seconded by Ken Kusen. All in favor, motion carried.

Reports of Officers:

Larry Hanlon, Director, itemized projects In process:

- 1) Getting prices for cleaning and sealing pavers around the pool area and sidewalks at Phase 1 Buildings.
- 2) Getting prices from two roofing companies to replace missing shingles on the buildings.
- 3) Repainting the interior of the Clubhouse by month end.
- 4) The Guard Booth repair has been completed.
- 5) The Workshop cleaning is scheduled for October 9th.

Larry thanked Phil Hunter and everyone for helping him start the clean up at the workshop.

Tony King, Vice President, reported the civil engineers will be meeting with Florida Water Management to discuss the project and the original plan with rip rap. The report is on the website.

The first installment of measurements were taken for the first assessment on Building 1 with a report to follow.

Budgeting has started with the cost of Insurance as the biggest issue

which may increase by 25% or more. The Committee is now working to reduce line items for a lesser impact on the budget.

Discussion:

#4-203 Richard Higgins questioned the number of units that do not have hurricane protection and how to resolve this problem in order to get discounts on the Condo insurance?

Ken Kusen replied that each building is evaluated for discounts. The Association would have to amend the Documents to require and mandate that everyone within a certain time frame bring their condo up to the hurricane codes. This will have to be done next year.

Old Business:

- 1) Pool Furniture Rebuild:** Thanks to Cheryl Hanlon for orchestrating the repair and restrapping of the furniture which is in process.
- 2) Hurricane Shutters:** The installation has been completed in the Clubhouse, Game Room, and Exercise Room.
- 3) Areca Palm Removal/Tree Trimming:** This has been completed. There are still 300 Palm trees remaining.
- 4) QXC Progress:** Representatives will be calling unit owners in residence or returning in October to set up an appointment for installation which starts October 10th. A demo will be done at the time of installation. with a requirement of an Amazon Account for set up and a credit card for any additional programs added through QXC. A packet will be dropped off for additional programs that are not in the Navy lineup at the installation.

Reminder: Call AT&T to cancel your contract by October 31st to avoid any charges. Keep a copy of the notice sent by AT&T to either recycle the equipment or return it. The Association will send out notification of the drop off location here for recycling.

- 5) Cleaning Contract:** Cheryl Hanlon has been instrumental in looking into the Cleaning Company Contract regarding the increase in price and the decrease in service. A meeting has been set up for Monday with the sales manager to renegotiate the contract or find a new company.

Discussion: Who is responsible for cleaning the grills?

Response: It is everyone's responsibility to clean the grill after using it. Mark deep cleans the grills and replaces the reflector

plates, burners, igniters and controls as needed; then the grill is replaced. A better sign is needed for grill cleaning that can be screwed on to the posts.

New Business:

- 1) **Park Place Management:** Since the management company cannot provide us with a staff experienced with accounting and Tops procedures as stated in their contract, the company has resigned as of October 7, 2022.

Ken Kusen stated Cindy Orr who has a financial background and is familiar with the Tops program has been hired to do the financial processing, estoppels on sales and other technical issues.

We would like to welcome Paula Edwards who has agreed to take the position of our Office Secretary to Interface with the Board and the residents.

Further Discussion:

#11-202 Beth Brown asked if solar lights can be used to decorate the entrance way or the poles for the Holidays? Response: Once the tree is trimmed at the entrance, the new flag can be put up; and decorations for the entrance this year for the holidays will be considered.

Tony King thanked Ken Kusen for his continued working with QXC's progress to meet the deadline.

Karen Vertesch made a motion to adjourn the meeting, seconded by Tony King. All in favor, motion carried.

The meeting adjourned at 10:59 a.m.

Respectfully submitted,

Karen Vertesch, Secretary

To	ksvertesch89@gmail.com
Cc	
Bcc	
Subject	10/7/2022 BoardMeeting
