



Review

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The Official Newsletter of the River Club Board of Directors

November 22, 2022

The Board of Directors has been busy conducting the business of River Club. The following is a review of the November 22nd Board meeting and the various other projects in the works.

Happy Thanksgiving

Everyone!!



Recent Thefts at River Club

Fortunately, it doesn't happen very often, but this past week we had two burglaries of boating equipment and one incident of kids rifling through unlocked vehicles on our property.

Early Friday morning and then again Sunday morning two thieves drove onto our property, parked by the Dock's entrance, and went out onto the dock. Between the two days they went into every boat in our marina. They seemed to take only large Garmin displays. Fortunately, with our good cctv system located both at the dock and at the entrance to the property, we were able to find good facial pictures of the crooks and we were able to get good pictures of their vehicle and the license plate. Hopefully this info will be enough for the Martin County Sheriff's Department to make an arrest.

On Thursday two young boys were observed riding around the property in the middle of the night. The next day several people that had left their cars unlocked reported that someone had gone through the contents of their vehicles. Please lock your vehicles at night and don't leave valuables in plain sight.

At any time, you happen to notice suspicious activity you should call 911 and report the incident. You should also notify a director and or the office so that we are aware of any problems, and we can send out emails to notify the other owners.

QXC Updates

Work Continues with installing equipment in the last few units and getting all the bugs worked out. There is still a lot of cosmetic work to be done fastening the fiber properly to the back of phase two units and repairing the chipped-out stucco and replacing sod in areas where the grass has not grown back in as a result of the fiber installation process. Qxc will be around working on the property for some time to come.

If you are having problems with equipment hook up such as printers, or other problems please call QXC customer support @ 561-708-1501 for their help. If you want to change the password for your in unit WIFI you need to call QXC customer support, and they can change it for you. After the dust settles in a little while we will send out a survey for your comments on how good or bad the new system is operating for you. Your feedback will be important.

Building 1 embankment and drainage assessment

As previously announced, we have contacted and hired a civil engineer to advise us as to how best deal with the creek embankment behind building one, the various drainage issues, and to advise us on how to repair and correct the problems causing the current erosion issues around the building.

After the Board meeting, we heard from the engineering firm. They reported that they met with the FDEP, and the meeting went well. They were given some simple guidelines to keep in mind while designing the embankment rebuild. The design is in the works and the plan is to submit it for a final review in December.

We have recently installed a robust version of downspout water calmer / diverters / splash blocks at each downspout location of building one. The idea is the high velocity concentrated water flow coming out the down spouts will flow into the river rock, spread out and slow down. This calm flow of water can then flow out into the grass area behind the condos and be absorbed without causing any erosion or damage of any kind.

Construction Dumpster

We need to remind everyone about the use of our construction dumpster located back by the maintenance building. This dumpster is there so that we all have a place to dispose of unit owner generated trash that cannot be put into the residential garbage dumpsters located conveniently around the property. This dumpster is for incidental disposal of items. If you are remodeling your unit or have a contractor doing the work, you need to make other arrangements to dispose of these large quantities of debris. It costs us on average \$300 each time the dumpster is emptied. It is not fair to all owners if you fill up the dumpster on your own and expect all unit owners to pay. If you have a whole room remodel or more, your contractor will need to haul away the debris, or you could have your own dumpster delivered to your parking spot after obtaining permission from the BOD, or you could volunteer to pay for a portion of the dump fee for the community dumpster. Be considerate of your neighbors.

It's Your Money

Roof replacement due to hail damage

Several weeks ago, Venture Construction Group were asked to quote our roof replacements. During their inspection of the roofs while taking measurements, they noticed that we had hail damage to some or all our roofs. They took pictures and produced a document that showed there was a hailstorm on our property May 20th of this year. They stated that the deductible for hail damage was very low as compared to the deductible for windstorm damage. \$25,000 verses \$745,000. At the meeting representatives from Venture Construction were on hand to answer all our questions. There

is no cost to River Club to move forward with this claim. If they do not convince the insurance to pay out this claim both parties will walk away for the deal. Both our insurance company and our attorney said that they have dealt with this company, and they are very good at what they do.

There was also a discussion about replacing the asphalt shingles with aluminum roofing. If this insurance claim goes through, the insurance will be paying to install new asphalt shingle roofs. We could go with aluminum roofing, but we would have to pay the additional costs. In addition, we would need to send this material and appearance change out to all unit owners for a vote to approve or disapprove of any proposed change. More information on this will follow.

At the meeting we voted to go ahead and start the claims process and see where it takes us.

Click the link here to view the meeting for more information. <https://youtu.be/s1XOWsCsNY8>

Landscaping

The landscape committee has been working hard and are coming up with a plan for plantings that will conceal some of the eyesores around the property and in some areas to provide sunshade or privacy that has been lost by recent removal of the areca palms. Be patient plantings are in the works.

Parking Lots

We will be sealcoating all the parking lots and roadways this coming year. Included will be repainting all the car stops with new numbers, parking lines, and crosswalk markings. Please start thinking about this now if you will be away and you leave a vehicle here. On any given day per the schedule that will be established each parking area to be sealed and painted will need to be vacant of all vehicles. Please make arrangements with a neighbor to be able to move your vehicle when needed, or park it elsewhere off the property while you are away this coming summer. This will be the first of many reminders on this subject. Please pay attention. Thankyou

Drainage Repairs

Thanks to Larry H and Mark J's hard work we have come up with a solution for the drainage problem for the parking lot area in front of Building 12-106 and down to the maintenance area. The end of the pipe was dug up and the area around the end of the pipe has been sloped so that the drain water can run freely into the swale area and then be absorbed into the ground.

Thanks to Mark Jennings, John Gill, and his son the clogged drainpipe that is connected to the drain on the corner across from the club house has been dug up and repaired.

Both drains have been tested recently with the weekend rains and are working great.

Remember - *IT'S YOUR MONEY*

Neighborly Reminders

The recycling bins are for items that can be recycled. Plastic shopping bags and kitchen garbage bags cannot be recycled. Please if you bring your recyclables to the enclosure in a bag, dump the contents into the proper bin and throw the bag in the garbage dumpster.

If you have filled out the forms and you are approved to have an ESA or Service dog stay with you in your condo, you must walk the dog on a leash and pick up after the animal. If you do not pick up after your dog, we will have no choice but to revoke your permission to keep the dog with you in your condo. Please be a responsible pet owner.

Rules and Regulations

Per our rules and regulations section VII, paragraph 1 Each owner has an assigned parking space with a number corresponding to the unit number for their passenger vehicle. The unit owner's vehicle shall be parked in this assigned spot. If the owners have a second vehicle it can be parked in an available guest spot. You cannot leave your assigned spot empty and park elsewhere. If you have a problem where your assigned spot is located, you can contact the Board of Directors who may be able to reassign your designated spot.

Per our rules and regulations item IX. GUESTS & VISITORS 1. Any guest occupying owner-member's unit is required to register at the office. The Board of Directors must have a guest form or letter from the owner-member giving the guest permission to occupy the unit; not to exceed fourteen (14) days. This guest form or letter must include the dates of guest occupancy.

As owners and residents of River Club it is the responsibility of all of us to obey the rules and regulations and to inform our visitors and guests of them. Contrary to a common belief, it is not the responsibility of the Board of Directors to patrol our grounds 24 hours a day to search for violations. It is collectively the responsibility of all of us.

Please take note of rule IXI. Guests & Visitors, item 4. Your Guests and visitors who are not residing overnight must be accompanied by the Unit Owner or the Approved Lease while using or entering any of the common areas of River Club. This also includes use of the leased dock area.

It seems to work out that most rules are broken by our visitors and guests that visit during the year from time to time. Please make an extra effort to make your guests, visitors, and tenants aware of our rules before they arrive here so that they will know what to expect. If your guest arrives with a dog, or a motorcycle, it is too late to tell them that they're breaking the rules. In addition, you will have the unpleasant task to handle when you ask them to leave instead of welcoming them because they are breaking the rules.

Please be considerate of your neighbors and obey the rules.

Your Board of Directors

Ken Kusen Tony King Karen Vertesch
Loretta Gill Larry Hanlon