RIVER CLUB OF MARTIN COUNTY, INC.
11/23/2020 BOARD MEETING

The meeting was called to order at 2 p.m. followed by the Pledge of Allegiance.

Calling of the Roll: John Mears, President; Thomas Edwards, Treasurer; Loretta Gill, Director at Large; Karen Vertesch, Secretary; and on Zoom Watson (Chip) Bellows, Vice President.

Proof of Notice of Meeting: The Notice was posted on November 20,2020 followed by an email distribution.

Reading/Disposal of the Minutes of October 16, 2020: John Mears noted that the word admissions should be changed to submissions regarding ESA applications and to be amended subject to approval. Chip Bellows made a motion to approve the minutes subject to this amendment; seconded by Thomas Edwards. All in favor; motion carried.

Officer Reports:

Thomas Edwards, Treasurer, reported $557,000 with $88,000 in other assets; our Reserve Accounts equal $554,000. At this point, we are approximately $9,000 under budget for the year. There have been questions regarding avoiding paying the finance charges when we purchase the Liability Insurance due March 2021.

There are two options: 1) The money that we have in Reserves is investible to buy the General Liability Insurance with a vote from the owners. 2) Encourage approximately 100 owners to prepay their HOA 6 months in advance to bring in $300,000 at the beginning of the year to pay the Insurance.

Chip Bellows, Vice President, reported the 707 Landscape 2021 contract for the lawn and mulch Is the same contract as in 2020 and asked to accept the 707 contract. Chip Bellows made a motion to accept the 707 Landscape contract as written; seconded by Loretta Gill. All in favor, motion carried.

The mulch was scheduled for October, but due to excessive rain and lack of manpower it was postponed. He recommended putting the mulch down in January, but cut the check in December 2020 as budgeted to be disbursed when work is completed. Approximately $4,000 less has been spent this year on mulch where plants were removed and replaced by sod.

Loretta Gill, Director at Large, stated the project for January will be the cover over the grills on the patio.

John Mears, President, commented the problem with Building 1-106 has not been resolved and is the highest priority. The Warner Creek Shoreline Restoration will begin in April.

Old Business:

a) **Concrete Restoration: Building #13 is being completed. The remaining stairwell for Building #10 is scheduled for 2021 as part of the budget.**

   Chip Bellows suggested reviewing the structure of every building for a laundry list of issues to be addressed. John Mears responded that a survey had been done previously, and the Building 10 stairwell was the last item on that list. Since that time, there are some work orders that reflect some other work that is not that major. A survey to see where we stand will be done next year.

New Business:

a) **Cable Contract: The contract does not expire until March 2022 with AT&T which is not renewable.**

   Jon Korda is working with Marcie Gershoni, our consultant, who will research contract pricing. He will be developing a survey not just based on price; but demographics, packages, etc. There will be 3 bids. He is looking for participation in this discussion; please contact the office with your email.

b) **Budget 2021- Committee Recommendation: Jon Korda gave a brief overview of the Budget Committee that had 4 zoom meetings. There were no major Capital improvements requested; but the Insurance and a few other items increased the HOA. The recommendation to the Board is a $500 special assessment and the HOA at $480 a month. The committee asked the Board to consider accepting this draft proposal for distribution to the owners to review and discuss to finalize the budget on December 12th.**

   Chip Bellows thanked Jon for doing a great job on a complex process. He suggested voting on two things; ie, the budget itself; then the assessment and HOA.

   John Mears made a motion to approve the Budget submitted by the Budget Committee; seconded by Loretta Gill.

Discussion followed: Thomas Edwards stated that with the $500 assessment, the HOA would be $478 to be rounded up to $480.00 with the difference to go into Capital Improvements/General Maintenance. Without the special assessment, the HOA would be $520.

Call for the vote: All in favor; motion carried.

John Mears asked for a motion regarding the funding of the HOA.

Karen Vertesch made a motion to accept the funding proposal recommended by the Budget Committee for a $500 assessment with the HOA at $480 per month; ; seconded by Loretta Gill.

Discussion followed: John Mears stated an assessment should be used for Capital Improvements, major issues;i,e. a hurricane or a major addition. The monthly fee needs to reflect the expenses and not for appearances. Other comments: once the fee is set, it doesn't come down the next year; If it's a one time assessment, go with it.

Jon Korda stated that the majority of the committee voted for the assessment. John Mears thanked them for their contribution.

Thomas Edwards made a motion to amend the Budget Committee proposal; drop the $500 assessment and accept the $520 as a monthly fee; seconded by Karen Vertesch.

Discussion/Comments: Cher Fisher commented about concerns with so many leaks, Building 1 and Phase II issues, shoreline restoration, and now termite issues; there are some big ticket items that are coming. Insurance has gone up 40%. HOA's are appealing when lower, $75 a month is a tremendous increase; the $500 assessment amounting to $94,000 would help with the increased expense, but not cure the problem.

Call for the vote: All approved, motion carried.

c) Rules & Regulations - Committee Recommendations: John Mears stated that the Rules workshop has worked for the past two months to clean up discrepancies and for a clearer understanding. They have asked the Board to review the changes prior to Park Place Property Management and submission to the attorney for final approval. The R&R's have been posted on the website with the proposed changes in red.

Thomas Edwards thanked Nancy Keough, Chairman, and the committee for their participation and hard work. The committee agreed on the majority of the changes with only a few minor opinions.

Rule III.16 - Thomas Edwards made a motion to delete roller skating & the use of roller blades from the disallowed items; seconded by Loretta Gill. All in favor, motion carried.

Page 5 - Rule III.16 Delete "roller skating & use of roller blades"

Rule VI.1 - John Mears commented that Tony King and Maddy Bellows reviewed the policy and procedures of another condominium association regarding ESA's and amended it for River Club as an appendix to the "No Pet Policy" R&R's.

Karen Vertesch made a motion to add to the No Pet Policy in parenthesis: (Refer to the Appendix for ESA Policies and Procedures) with the addition of the ESA Policy and Procedure form to the R&R's; seconded by Loretta Gill.

Discussion: Do we have a policy & what is the process ? This has been instituted in the R&R's with forms to be completed. Park Place Property Management will be reviewing the documentation and submitting a recommendation.

Call for the vote: All in favor; motion carried.

Page 9 - Rule VI.I Add "(Refer to the appendix for ESA's Policy & Procedure)"

Rule VII.a.I Regarding front balconies, stairways and walkways to be kept clear of all obstructions.

Tabled for further discussion.

Rule VIII.11 - Parking & Vehicle Restrictions: Thomas Edwards suggested to amend the first sentence regarding unattended cars left for more than a day. Other comments: no way to identify the car or owner when covered or not in a designated space; the Office should have a form for that information for follow up and compliance.

Thomas Edwards made a motion to remove the first sentence: "cars left unattended for more than a day must be parked in the owner's designated parking space". There was no second to the motion

Rule XI.4 - Game Room: Teens and children must be accompanied by an an adult. The suggestion was to change teens & children, to children under 14. Comments: 14 is too young and we've had damage to the game room last season; 16 is preferred.

Loretta Gill made a motion to accept the minority report with the age changed to 16; seconded by Thomas Edwards. 3 in favor; 2 against; the motion passes.

Page 14- Rule XI.4 Change “Teens & children” to “children under 16 years of age”

Rule XV.6 - Pool & Patio: Drinking in the pool is limited to water in an unbreakable container. Comments: People are replacing water with alcohol & getting inebriated ; people need to stay hydrated; very little abuse.

Thomas Edwards made a motion to accept the verbiage as stated in Rule 6; seconded by John Mears. 4 in favor, 1 against; motion carried.

John Mears thanked the committee for their time and effort in updating the R&R’s and asked for the report as amended.

Thomas Edwards made a motion that the recommendations of the Rules & Regulation workshop except for the ones amended at this meeting be accepted; seconded by Karen Vertesch.

Discussion: Chip Bellows recommended to have the revised Rules & Regulations reviewed by an attorney for compliance with our governing documents. How will the rules be enforced? Cher Fisher responded that it was her job to remind people.

John Mears suggested posting the R&R’s on the website with the corrected verbiage highlighted to show the changes or updates to show pending approval. Thomas Edwards and Jon Korda will coordinate the project.

Chip Bellows made a motion to table the approval of the Rules & Regulations until reviewed by the attorney for compliance; seconded by Thomas Edwards. All in favor - Motion Tabled.

Thomas Edwards made a motion to adjourn; seconded by Loretta Gill. All in favor, motion carried. The meeting adjourned at 4:15 p.m.

Respectfully submitted,

Karen Vertesch, Secretary