



Review

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The Official Newsletter of the River Club Board of Directors

December 4, 2022

The Board of Directors has been busy conducting the business of River Club. The following is a review of the December 3rd Board meeting and the various other projects in the works.

Merry Christmas and Happy Holidays

2023 Budget Review and Approval

At the budget meeting the proposed budget was reviewed and modified based on last minute changes in costs. The following is a review of the line items. Copy of the approved budget attached.

Administration: The biggest changes to this section was the removal of the property Management line \$48,000, The huge projected 50% increase in insurance premiums of \$122,290, and the increase in the dock lease \$7,500 proposed to \$8,600.

Utilities: The biggest changes to this section were the reduction in cost of office telephone service from \$2,370 down to \$564. The big increase was the assumed cost of TV service increased from \$166,944, or \$74.00 per unit per month to \$199,196, or \$88.30 per unit per month. This increase was due to a misunderstanding of what the fees, and taxes would be, and the increase in cost of some of the channels provided.

Buildings and Equipment: The only real change to this section was the removal of the concrete restoration line item. Any concrete restoration done in 2023 will be paid out of the reserve fund set up for this purpose.

Grounds: We saw some increases in this section due to the rising cost of labor and fuel.

Pool and Recreation: Again, some relatively small increases due to inflation.

Contracts: The cost of the construction dumpster has gone up to reflect its usage, but pest control has gone down. Overall, this category has gone down. The operating pest control has gone down because we set up a reserve fund to pay for random pest removal costs, rather than try to budget for them in operating.

Payroll: This category has increased mainly because we got rid of the management company and hired two people to cover the office and financials. The payroll increase is both for an increase in pay for Mark our very valuable maintenance man and the amount to pay our very valuable office person Paula. The increase in the labor line is because we pay our financial person as contract labor. This saves us money because we do not have to pay the payroll taxes and workers comp for her services.

Reserves: Although the replacement costs of all line items have gone up due to runaway inflation, the total funding has gone down. This was done by changing how we calculate the funding for the year and by adjusting some of the replacement dates to reflect the actual condition of a particular line item. All in all, the annual funding for the reserves was reduced from \$269,164 in 2022 to \$239,835 for 2023.

We anticipate a little increase in earned interest for our money we have in the bank for the coming year, and we expect miscellaneous income to be about \$3,000. So, the bottom line is that the board voted to put in place the attached budget.

**Your monthly common charges for 2023 will be
\$566.00 per month.**

Election of Directors

As of the close of the nomination period on December 2nd, we had only one candidate to fill the vacant positions. Due to this the only candidate Frank Cabra bldg. 11-204 will become a director effective January 14, 2023, and Loretta Gill will retire from the board. Thank you, Loretta, for all your time spent helping to run the business of River Club. At least for the interim Karen Vertesch will remain on the Board as our secretary. Thank you, Karen.

Emotional Support Animals

As a reminder, you need to keep your animals' vaccinations up to date. Each year or when required you should supply the office with an up dated vaccination report and any license renewals when they are done. Do not let these updates lapse, as you could lose your privilege to keep an ESA here at River Club.

QXC Updates

QXC will be scheduling a get acquainted with your equipment day for December 14th in the clubhouse and again in January at a date to be determined. The dates will be posted as soon as we know them. You can also look on channel 64, our community channel which should be up and running in the next day or so. If you are having trouble navigating the app or just problems in general, you should plan to be at one or both meetings. There are a lot of short cuts to be learned to make navigation of the app easier.

As a bonus for all you snowbirds, you can either purchase two fire sticks from amazon or you can take the firesticks issued to you by QXC with you when you return north for the summer. Part of our bulk contract is two video streams. This means you can watch two TVs at the same time. So, if you are up north and not using the streams here you can use them up there. This will save you the expense of paying for your TV services up there. If you purchase two additional firesticks, you simply

add the QXC app to them using the username and password used to load the app and authorize it here at River Club. You will still need to have internet available.

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 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.

It's Your Money

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.

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

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