

**RIVER CLUB OF MARTIN COUNTY, INC.
12/3/2022 BOARD MEETING MINUTES**

The meeting was called to order at 9 a.m. followed by the Pledge of Allegiance.

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

Proof of Notice of Meeting: Karen Vertesch stated the Notice was posted on 11/8/2022 followed by an email distribution with a reminder sent out on 11/30/2022.

Reading/Disposal of the Meeting Minutes of 11/21/2022: Tony King made a motion to approve the minutes as written; seconded by Loretta Gill. All in favor, motion carried.

Ken Kusen stated the Nominations for Directors closed on December 2nd with one candidate submission, Frank Cabra. There were two openings with one nomination; therefore, there will be no election this year. Loretta Gill is retiring to continue with Landscaping and Karen Vertesch has agreed to stay on a temporary basis as a Director.

New Business:

- 1) Review and Adoption of the Proposed Budget: Ken Kusen reviewed each section noting major changes:
 - a) Administration: Removal of the Management Company by a \$48,000 decrease; and the projected 50% increase in General & Hazard Insurance premiums..
 - b) Utilities: Reduction of \$1,800 of the Office phone; and \$15 a month increase for the cost of TV service.
 - c) Buildings & Equipment: Concrete restoration will be paid out of the Reserve fund which was set up for this purpose.

- d) Grounds; Pool and Recreation:** Only small increases due to the rising costs of labor and fuel. Thanks to the Landscape Committee for doing a great job and keeping costs down.
- e) Contracts:** The Construction Dumpster cost has gone up. The Pest Control has gone down since a Reserve was set up to pay for random pest removal costs. The Cleaning Service Contract is a big ticket item which is being monitored and at the same time, looking for a new cleaning service for less money.
- f) Payroll:** The increase is due to the hiring of Paula to cover the office and Cindy, as contract labor, for financials after the removal of the Management Company; and an increase for Mark in maintenance.
- g) Reserves:** Replacement costs have gone up, but total funding has gone down with changing how funding is calculated for the year and adjusting some of the replacement due dates according to actual condition.

Ken Kusen stated that the Common Charge for 2023 is \$565 due to the increases with QXC and the adjustment in the Pest Control.

Discussions regarding:

- a) Dock Budget Figure:** There were questions regarding the amount of \$7,500 vs the \$9,300 for the Dock Association. Response: The \$7,500 is 10% the Docks dues; the docks are an asset, but limited access of 50 slips available. If continued at \$120 a year increase from 2017, the \$7,500 figure was arrived at for the contract renewal for 2023.
- b) AT&T vs QXC:** AT&T no longer supports Uverse TV and would not renew the contract and their internet was lacking. The goal was to get a good internet contract and also provide TV to satisfy everyone. If on their own, it would cost approximately \$200 instead of the \$88. We're locked in for two years on the TV portion and then everyone would be on their own for that portion if canceled.
- c) Kayak Storage:** It is a very dangerous situation; the storage rack is unstable; the area is a dumping ground which needs attention. Response: Work order.

- d) Pooling:** An amendment has to be made in our declaration to control how Reserve funds are spent and to specify when an owner vote is needed for approval.
- e) Pending Projects:** The Reserve Schedule has replacement dates scheduled for paving, painting, roof replacement, etc. The other big maintenance item pending is Warner Creek.
- f) Prepayment of the Common Charge:** Thomas Edwards commented that it would be helpful for the Cash Flow due to the 718 rule.

Tony King made a motion to accept and put into effect from the Budget that the Common Charge would be \$565,00 for the 2023 year; seconded by Karen Vertesch.

Discussion: Keith Palant, on behalf of the Dock Board, implored a Board Member to amend the motion to increase the amount of the Contract for the Dock between the past contract and what the Board is offering and split the difference of the \$2,100 to \$1,100.

Tony King made a motion to amend the motion to show the addition of \$1,100 annual for the Dock Operating Expense #510; seconded by Karen Vertesch. 4 in favor, Tony King, Larry Hanlon, Loretta Gill, Karen Vertesch; 1 against, Ken Kusen. Motion carried.

The Common Charge will be \$566 for the 2023 year.

Tony King made a motion to adjourn; seconded by Ken Kusen. All in favor, motion carried.

The meeting adjourned at 10:30 a.m.

Respectfully submitted,

Karen Vertesch, Secretary