RIVER CLUB OF MARTIN COUNTY, INC.
1/20/2021 BOARD MEETING

The meeting was called to order at 6:35 p.m. followed by the Pledge of Allegiance.

Prior to calling the roll John Mears, President, stated that an Executive Board Meeting was held after the Annual Meeting on Jan. 9th to welcome two new board members, Nancy Keough, Vice President, and Kelly Schulz..

Calling of the Roll: John Mears, President; Nancy Keough, Vice President; Thomas Treasurer; Loretta Gill, Director at Large; Kelly Schulz, Director.

Proof of Notice of Meeting: The Notice was posted on 1/18/2021 followed by an email distribution.

Reading/Disposal of the Minutes of January 9, 2021: The Annual Meeting minutes of 2/9/2021 will be officially approved at the Annual Meeting of 1/8/2022 and are available upon request.

Officer Reports:

Thomas Edwards, Treasurer, stated that the figures have not changed since the last meeting of l/9/2021.

John Mears, President, introduced Kelly Schulz as a new Director and liaison for Building #1, working with an attorney and Roger Baber, engineer, who designed the dock and shoreline restoration. The soil study done in 2015 and current study will be reviewed by Roger. There is some disagreement on what the issues are with Bldg. #1, but we will try to get this resolved.

Old Business:

1) **Pool Rail: John Mears stated the main complaint was the height. This issue has been addressed previously and is compliant. Upon further research, a rail was found but is cumbersome to install. The old rail would have to be removed which would disturb the bottom of the pool. Therefore, I make a motion to take it off the table.**

   #13-104 Jon Korda commented that grippers have been placed on the rails for a better grip and avoid slipping, which is a great improvement.

   Thomas Edwards asked for one more month for research before taking it off the table. Some residents cannot get any leverage to pull themselves up and had signed a petition for the need of a higher rail. Request granted.

2) Clubhouse Ramp: John thanked Mark for researching this project, finding the right one and installing it at the entrance all for less than $100.

3) Canopy for Patio Grills: Loretta Gill presented the replacement for the 15 year old canopy for the cost of $1,500.

Thomas Edwards made a motion to replace the patio canopy in the amount of $1,500; seconded by Nancy Keough.

Questions followed regarding the materials, construction and installation of the canopy. The canopy costs can range from $1,500 to $5,000 according to various materials. The current canopy was installed 15 years ago and the replacement is made of coated galvanized steel. The new canopy will be installed by volunteers at no cost.

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

4) Annual Trimming of Palms: John Gill, Chairman of the Landscaping Committee, stated that after research the fronds will dry and fall automatically. Coconuts and clusters will have to be trimmed with the palm fronds on roof lines trimmed by 707 Landscaping. A survey will be done for scheduling the trimming that the committee cannot handle.

John Mears thanked the committee for doing a great job.

5) Updating Association Document & By-Laws : John Mears stated the Rules & Regulations with an addendum for ESA's have been submitted to the attorney to review for the Board to publish and put on the web.

Questions followed: When do the owners get to approve the rules? Why spend $500 for an attorney to approve the R&R's when the Board can approve them? Why belabor the ESA issue when there could be a fine if not approved; and why doesn't the Property Management do the interviews to avoid any legal issues?

John Mears responded the Board has the authority to change the rules; the Documents and By-Laws have to be approved by everyone. The attorney has been asked to review them for enforceability, and how to enforce them. The ESA laws are being abused and the situation needs to be monitored.

Barbara Essenwine, President of Park Place Management Company, replied the review makes sure there is no conflict with the documents. She also stated that in a "No Pet" community it has to be in accordance with the laws; the steps are very specific. In reviewing 5 applications in the

last few months, only 1 met the requirements of the law and followed procedures.

John thanked Bonnie Kocur for doing the past interviews which have been assigned to Karen Vertesch at this time.

#13-104 Jon Korda commented that a few items need to be finalized;ie, Hurricane Protection and ESA forms reviewed to avoid conflict between the R&R's and documents.

New Business:

1) **General Liability Insurance: John Mears stated the Insurance is due in March 2021. Rick Carroll Agency and another agent from Gateway Centra have been engaged to provide two quotes. A committee meeting will be scheduled to address this issue and review the quotes.**

2) **Flood Insurance: Our Flood Insurance expires in September 2021 and has not been budgeted for this year. A package will be put together with pros and cons to decide if there is a need. Experts will be engaged. The description of a flood is 2 acres covered with rising water for a 24 hour period. We are grandfathered in; if dropped for a year, we would be charged more to get back in. Fannie Mae & Freddie Mac do not require flood insurance if in an "X" zone.**

3) **Considering Park Place Property Management to Commence 2/1/2021: John Mears extended the contract for another 30 days to February 1st to allow the new Board to make the determination on the contract.**

John Mears made a motion to approve the Park Place Property Management company for 12 months, from February 1st to January 31, 2022; seconded by Loretta Gill.

Discussion: Nancy Keough, Vice President, suggested an alternate proposal with our association new to their portfolio and the staff turnover. There should be a three step process: 1) job description,
2) expectation/ review, 3) and to support them to meet our needs.

Nancy Keough made a motion to amend the motion to a 90 day trial period with a renewal of 6 months and then into a one year commitment.

John Mears stated the contract should be amended to renew after a new Board is elected each year and asked for Barbara's response.

Barbara Essenwine appreciated our position and stated that Cher gave ample time to find a replacement. Ed Kotch has 40 years of experience with condominiums, built, owned, and sold two of his own

property management companies and hosted a radio show on HOA's and condominiums. He keeps her abreast on issues and she is also available if needed. Another licensed manager with the company manages an 800 unit condo association.

Questions:

*Are there any extra charges for attending late meetings and Is there an exit plan for either side? Were there different bids with past experience of different companies?

Barbara responded that the contract allows for 3 Board or Committee meetings per month without charge. There is a 30 day exit plan, but would like to address the issue prior to that to resolve it.

John Mears responded that he and Chip Bellows interviewed with two companies recommended by our attorney and determined that Park Place Property Management was the best selection for the size and pricing.

Nancy Keough amended her motion to extend the trial period to 4 months with an 8 month renewal and commitment for 1 year; seconded by Thomas Edwards.

Discussion: #12-201 Chris Brennan commented based on the personnel they provide you if you give them an uncertain future, you won't get the best candidate. A one year trial period is not objectionable and allows both parties to know they are there for a year.

#13-204 Chip Bellows stated there have been 3 Presidents in the last three years. The buildings are getting older and demographics have changed; there needs to be a transition period to be able to address issues and time for that transition. He recommended 6 months for the transition to measure the management, response and relationship with the residents with a 6 month renewal.

Call for the vote on Nancy Keough's amendment to John Mears' motion of a one year contract. 4 in favor, 1 against; motion carried.

Call for the vote on Nancy Keough's amendment to her motion to a 4 month trial, 8 month renewal,and 1 year commitment. all in favor, motion carried.

4) Scheduling CableTV/Internet Service Contract Workshops: John Mears stated the contract is up 3/2022 and will not be able to renew. A workshop will be set up with our agent and Jon Korda chairing the committee with Joe Novello, Chip Bellows, Phil Bollman and David Schulz followed by an open meeting for residents.

#13-104 Jon Korda stated the contenders are Xfinity and AT&T with Optical Tel & Blue Stream to make quotes. A Zoom meeting will be held at 11 a.m. on 1/29 with Blue Stream to answer your questions.

#1-203 Stewart Keefe reported the construction in Building 1 is difficult; they get booted off 4-5 times an hour and it needs to be addressed.

5) **Onboarding documentation for Incoming Board Members: John Mears stated there is a need for orientation and job descriptions for new Board members. He also stated that he and Nancy would address the issue with Barbara Essenwine regarding Property Management job descriptions and duties for a better understanding.**

Thomas Edwards made a motion to adjourn; seconded by Kelly Schulz. All in favor, motion carried.

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Karen A Vertesch, Secretary