

**RIVER CLUB OF MARTIN COUNTY, INC.
1/8/2022 ANNUAL MEMBERS' MEETING**

The meeting was called to order by John Mears, President, at 9:05 a.m. followed by the Pledge of Allegiance.

John Mears nominated Ed Kotch, Community Association Manager, to chair the meeting; seconded by Thomas Edwards. All in favor; motion carried.

Ed Kotch, property manager for 11 months, stated he has been in town 45 years doing property management. He developed and taught a 5 week course for Indian Community College and had a radio show called "Condo Talk" with a Condo Attorney and a C.P.A. Recently retired from property management, he does consulting and works with small associations

He stated this is a Members' Meeting. The floor will be open under New Business to speak for 3 minutes with a 2 minute rebuttal, after everyone in the room has an opportunity to speak on that issue. Everyone on Zoom also has the right to speak which include: Jon Korda, Tom Kocur, Deb Hartung, Dave Wallace, Paula Edwards, Stewart Keefe, Janet Schlock and Karen Dee. It will also be noted of the qualified participants for the quorum.

The Secretary stated there are approximately 84 total proxies and attendees to qualify for a quorum of the 63 needed; this is an official meeting.

Reading/Disposal of Minutes of 9/15/2021: Phil Bollman made a motion to approve the minutes as written; seconded by Kelly Schulz. All in favor; motion carried.

Reports of Officers:

John Mears, President, 2021 accomplishments:

- 1) Patio Gazebo - erected by the Landscape Committee & volunteers.
- 2) Condo Documents - updated by Jon Korda and recorded.
- 3) Rules & Regulations - updated by Nancy Keough and Committee.
- 4) Concrete Restoration - Stairwells have been completed.
- 5) Fire Rescue - Presentation organized by Linda Crichton.

6) Shoreline & Cable TV/Internet Access - ongoing research.

7) Tree Trimming - more efficient schedule established.

John thanked Karen Vertesch for communications, Thomas Edwards as Treasurer and Zoom operator; the Board, Nancy, Kelly, Loretta and Tom; the Landscape Committee: Loretta & John Gill, Deb & Dave Gatto & Chip Bellows; Stewart Keefe for the esthetics, and Carl Peterson, Terry McKeeff, Larry Hanlon and Judy Hlavacek that have made contributions to our community.

On a personal note, John was grateful for everyone that helped or offered to help after the car accident and thanked them.

Thomas Edwards, Treasurer, reported Cash & Other Assets totaling \$846,000 with \$775,000 in cash; \$1,000 in Receivables & \$70,000 in Prepaid Insurance; Reserves total \$744,000. The Operating Account shows a loss of \$10,000 due to Concrete Restoration over budget by \$27,000; Termite / Pest Control over budget by \$10,000. Unscheduled payments out of the Reserves occurred due to roof leak of and underground repairs. The Reserve Budget that was set for the end of the year has been met.

Nancy Keough, Vice President, stated the Rules & Regulations have been completed and reinstated with the help of Jon Korda and other committee members. The previous Boards deserve a lot of credit. She commended everyone for their support during the year.

Committee Reports:

Landscape Committee: John Gill, chairman, reported Common areas, buildings, and walls have been reviewed, noting that 66 deceased Palms have been lost in the last two years.

- 1) Bushes- 300 have been planted at a savings of \$19.50 per plant; and Sod replaced for \$220 by the Committee vs \$420 by 707 Landscape.**
- 2) Irrigation System - Needs repair and working to do this in phases.**
- 3) Palm Trees and Banyan Tree - trimmed by Loretta & John Gill, Deb & Dave Gatto and Judy Hlavacek with an alternate schedule established for trimming and the removal of berries**

John thanked everyone for keeping them informed and asked to please use the approved plant list that is available on the owners' website or in the office to keep the unified look for the community.

Club on the River - Karen Dee, President, announced the luncheon at Sailor's Return on Tuesday hosted by Michele & Don Ressa; and the Welcome Party in mid January.

Jon Korda, Budget Committee Chairman, reported the Budget passed and has been adopted. The Building 1 project has been separated from the Budget and the only question is how Building 1 is handled which will be worked out by the Board and the upcoming meetings.

John Korda, Documents Committee: Ed Kotch commended Jon for researching all of the records since the inception; an attorney would have charged thousands of dollars. Going forward, it will be easier to do a proposed amendment .

Jon commented everyone was on the same page for the approval. It is complete and recorded in Martin County.

Election of Inspectors of Election: There is none; no one ran for a seat.

Determination of Number of Directors: One vacant seat is open. At the end of this meeting John Mears will be off the Board.

Election of Directors: The 4 Directors that remain will fill the vacancy at the following Organizational Meeting.

Unfinished Business: None

New Business:

#1-201 Art DeMartini - Suggested to put the work orders on the website with an assigned number listed on an established spreadsheet with an email address and a "status" box. The assigned project manager would be able to respond to the email and delete once completed. A one page work order is all that is needed as opposed to the carbon copies in use.

#13-204 Chip Bellows - 1) Asked if there is anyone independently that looks at our Reserves to see if they are adequate for future needs even though we have an audit annually? 2) Certifications for River Club: a 40 year certification due on buildings or multi-structures is probably due.

3) In 2023, there are 7 Buildings that need to be reroofed. I would like to propose that someone independently look at the feasibility of metal roofs, economically and structurally using the maintenance building as a demo.

Ed Kotch commented that: 1) The Reserves have been adjusted.

2) There is one metal roof bid in the file which is higher than a shingled roof. 3) Martin County does not require Certifications; but there are 20 counties looking to do Certifications which may now be a 20 year certification instead of 40.

#10-108 Linda Crichton, President of Rio Civic Club, requested permission from the Board to put Rio Club brochures in the Office and around River Club.

#14-104 Cheryl Hanlon - 1) The speakers for the pool (for pool aerobics) are not working and need to be addressed. 2) After working with the cleaning company to clean the pool chairs, they are not able to be cleaned and there are missing bands from some of the chairs, which may be a liability problem. 3) DO NOT FEED THE SQUIRRELS !

#14-101 Lindsay Lugo - recently had concrete repair done in her condo and requested for future contracts to put the work out for bids to keep prices down. Several clauses should be in the contract to protect the Condo Association including warranty. There is an AIA contract form that can be purchased and adopted to any situation. Also downspouts should be further away from our buildings.

#4-101 Sue Lantzsch - thanked everyone that donated food; it will be delivered to a local food bank.

#7-101 Ken Kusen - stated there are two issues: 1) Managing the property: Why spend \$27,000 over budget for concrete repair unless the building is in danger? Concrete restoration will be going on forever. 2) The other issue is Building 1 which has escalated from building sinking to the bank is eroding. The engineer has been here three different times, with the most recent one indicating that type of damage is common to basically every building in here. Looking at the google ____ pictures, the bank is the same today as it was as far back as 2009. Some erosion is probably caused by downspouts; at best it just needs to be restored which should be a \$30,000 to \$50,000 repair.

Ed Kotch responded that there are going to be two meetings dealing with this issue. The first one is on Jan. 12th by Tony King at the Clubhouse

which is open to everyone (not a Board meeting) and the second meeting will be a Board of Directors meeting on Jan. 19th with the engineer present. There will be more opportunities to discuss this situation.

#7-102 Keith Palant - stated the biggest concern with the Shoreline situation was the engineer initially recommended one procedure; then the same engineer came back and recommended a different procedure. He would like to see an independent forensic engineer for a bonafide evaluation.

14-104 Larry Hanlon - commented a surveyor is needed; Building 1 and other buildings need to be monitored during the restoration of the Shoreline and documented.

#1-203 Dave Keefe - After totally painting the inside of the unit last year, cracks are showing up; the kitchen to the end of the building is bowed; and now a couple of inline fractures are in the floor. The engineer needs to shoot the inside of the unit also.

#13-294 Chip Bellows - 1) Requested the Board to look at not only redoing the pavement, but the drainage between Buildings 12 & 13. 2) He stated that 6 panel front doors are not approved in our documents and requested their approval from the Board or Architectural Committee to incorporate this in the documents.

Ed Kotch responded that he had gotten a bid on the paving system. The bid is in three parts; drainage, seal coating, and resurfacing. The Reserves have been adjusted for 2022.

Karen Vertesch, Secretary, verified the final count of proxies and attendees: 35 proxies; 43 present; and 4 on Zoom for a total of 82 for the quorum.

Thomas Edwards made a motion to adjourn; seconded by **Kelly Schulz**. All in favor; motion carried. The meeting was adjourned at 10:15 a.m.

Respectfully submitted,

Karen Vertesch, Secretary

