RIVER CLUB OF MARTIN COUNTY, INC.
2/13/2021 BOARD MEETING MINUTES

The meeting was called to order at 10 a.m., followed by the Pledge of Allegiance.

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

Proof of Notice of Meeting: The notice was posted on 2/11/2021 followed by an email distribution.

Reading/Disposal of the Minutes of 1/20/2021: Kelly Schulz made a motion to accept the minutes as written; seconded by Thomas Edwards. All in favor; motion carried.

Officer Reports:

Thomas Edwards, Treasurer, reported Cash and miscellaneous Assets at approximately $708,000, Reserves $602,000 with a loss of $18,200. The loss was due to 3 items: 1) Over budget on Flood Insurance due to expensing the prepaid amount; 2) Concrete Restoration- budgeted for $50k over the year, but $10k spent in January; and 3) Building Maintenance - Flat Roofs repaired to connect the A/C for $20k which had been done a year ago and out of warranty. That amount of the Roof Reserves will be transferred to the Operating Budget which will be in line and paid over the long run. Thanks to the 14 people that prepaid their common charge for 6 months to help with the cash flow.

He also stated that Suggestion Box requests should be researched thoroughly for feasibility, cost, etc. prior to submitting the proposal to the Board for approval. The Board's responsibility is to review and approve the suggestion, not to do the research. Work orders are not on line, but an email can be submitted to the office in lieu of the form.

Nancy Keough made a motion to accept the Treasurer's report as given; seconded by Kelly Schulz. All in favor, motion carried.

Karen Vertesch, Secretary, thanked the residents who returned the Contact Consent form and requested other residents to submit their forms to keep us compliant, update their information and help save on printing and mailing costs.

John Gill, Landscape Chairman, stated that plantings had been done at the end of the buildings, along the sidewalks and the 1600 bags of mulch completed. Palm tree trimming has been scheduled, with cutting the berries done periodically. The old patio gazebo has been dismantled and the new one ordered and will be installed at the end of the

month. Volunteers are needed. John Mears thanked the Landscape Committee for doing a remarkable job.

John Mears, President, reported that Concrete Restoration was over budget due to the Building 10 stairwell repair. General Liability Insurance quotes will be coming in this week for review.

Kelly Schulz, Director, reported on the engineering study on Building 1. She met with Roger Baber, engineer, regarding a previous study done in 2019 on the erosion of Warner Creek and the cracks in ceilings,walls and floors in viewing only two units of the building. The study recommended a vinyl seawall as opposed to the rip rap which has been abandoned. Repair and maintenance to stabilize the shoreline and the building valued at 2.2 million dollars would be a long term solution.

John Mears stated the project will be discussed in length at the end of February or 1st week in March for a final decision. After reviewing the study, Roger stated that the building has to be stabilized due to the shifting sand and the erosion of Warner Creek. A year & a half ago, the replacement of the rip rap was deemed maintenance as opposed to a capital Improvement. A contract has been signed and is on the schedule. Kelly Schulz and Phil Bollman will be working with the engineer regarding the report on the project.

Cable TV/ Internet Update: John Mears stated that several workshops had been done with proposals from providers and Marci,our representative, for a better understanding of the programs and process.

Kelly Schulz made a motion to approve QXC as the new Cable/Internet provider for River Club, pending negotiations and contract language approval from our association attorney; seconded by Thomas Edwards.

Discussion: Jon Korda, Chairman for Cable TV/Internet Committee, stated that 6 vendors were reviewed since AT&T had not given a bid and Comcast was too high. QXC allows with their 10 year commitment for flexibility every 2 years to renegotiate the TV package and purchase the infrastructure for $1.00. The internet does not change. There is also a snowbird option available. Bluestream was a contender, but did not give the flexibility or ownership. Down time would be approximately 2 hours building by building.

John Mears verified that lines would be dug by hand and any repairs needed would be covered by QXC. The proposal and brochures will be sent out to the Community with instructions on comparing the programs and the individual cost by Jon Korda. He also stated that Jon Korda & Joe Novello will review the contract prior to submitting it to the attorney. Call for the vote: All in favor, motion carried.

Pool Rail: Thomas Edwards stated several Board members did additional research, but

the project will be postponed. He made a motion to drop the Pool Rail off the table until another proposal is submitted with cost, installation, etc.; seconded by Kelly Schulz. All in favor, motion carried.

New Business:

1) Towing Sign: John Mears stated there is no recourse to tow a vehicle unless there is a Towing company engaged and a sign placed at the entrance/exit for the legal requirement of enforcement capabilities.

Thomas Edwards made a motion to obtain a towing sign at the entrance of the property with supervision of the Landscape committee for the esthetics of the area, seconded by Loretta Gill.

Discussion:

#7-102 Keith Palant - stated that state statute only requires the sign at the entrance, but with Board approval a letter can be sent in lieu of a towing sign. Other comments related to the footprint of the sign, abandoned cars and the R&R's regarding enforcement and fines on parking violations.

#9-205 Nancy Ballard - suggested to paint white arrows on the pavement going into the entrance to improve the visibility at night. A work order was requested.

Call for the Vote; In favor: 0, opposed: 5 . Motion not carried.

2) Board of Directors Calendar: John Mears commented the Board meetings will be structured to meet on Wednesdays at 6:30 p.m. unless notified of a change. The next Board meeting will be on February 24 at 6:30 p.m.

Thomas Edwards made a motion to adjourn, seconded by Nancy Keough. All in favor, motion carried.

The meeting was adjourned at 11:05 a.m.

Respectfully submitted,

Karen Vertesch, Secretary