# RIVER CLUB OF MARTIN COUNTY, INC.
# 2/2/2022 Board Meeting

**The meeting was called to order by John Mears, President, at 6:30 p.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; Karen Vertesch, Secretary.**

**Proof of Notice of Meeting: Karen Vertesch, Secretary, posted the notice on January 31, 2022 and followed with an email distribution.**

**Reading/Disposal of the Organizational Meeting minutes of 1/8/2022: John Mears made a motion to approve the minutes as written; seconded by Loretta Gill. All in favor; motion carried.**

**Reports of Officers:**
**Thomas Edwards, Treasurer, reported the 2021 audit and tax return have been completed. It was a clean report with no adjustments and a tax liability of zero dollars. Cash of $840,000+ which includes Reserves totaling $767,000. Thank you to the owners for the $40,000 in Common Charges paid in advance.**
**John Mears thanked Thomas Edwards and Jamie Redditt with their impeccable accounting procedure and completing the 2021 taxes in a timely manner.**

**John Mears, President, suspended the rules to introduce Roger Baber, Engineer, to answer questions regarding a meeting held by Tony King on January 12th on the direction the Board was going and to engage a second engineer for a second opinion.**

a) **Building 1 / Shoreline Stabilization: Roger Baber requested questions regarding the project.**
**Questions: Dispute about the configuration footers under Building 1; the reason for involvement on issues in Building 1 while working on the stabilization of the Shoreline; is there a GPS survey;how to determine if the building is sinking and the shoreline eroding, & what is the bottom line?**
**Roger Baber reviewed a previous engineer's report indicating weak soil underneath the building with an expensive and complex recommendation to resolve the problem. Stabilizing the embankment is part of the consideration for erosion control, but it doesn't do anything to help the**

**Building 1 foundation. A survey has been done; previous reports are referenced in the final report and the proposal is available on the website. There was a significant problem that dates back to 2010 when the floor and wall joint started separating. Observations reported by the unit owners, the drain lines cracking and clogging up with material, cracks on the wall, tiles and sliding glass doors that are no longer plumb and level are more than a maintenance issue.**

**John Mears commented that a second engineer from Universal Engineering has been engaged to give a second opinion on Roger's study on Tuesday, February 8th at 8 a.m. at Building 1.**

**#14-101 Lindsay Lugo - had several questions: 1) regarding a letter from the attorney confirming this issue is a maintenance issue that does not require a vote from the owners. Response: In process.**

**2) Building 1 observation, issues, changes, measurements, drainage & recommendations & guarantees. Response: It became apparent during the Shoreline restoration issue, unit owner's observation, changes, complaints to design a system that would serve a purpose. Original plans were reviewed; rain gutters in schematic form are in process and there is no concern with wave action or current flow, but dredging by Beacon 21 would be a concern. Recommendations are in the report.**

**#12-203 Tony King stated he had made several attempts to get a meeting with Roger Baber and Universal Engineering for a second opinion. The meeting is now set for Tuesday, February 8th, at 8 a.m. and asks for this meeting to go forward; it needs to happen.**

**John Mears responded that Roger emailed the contact information for Universal Engineering and had to call him in order to set up the meeting.**

**Further comments: Regarding the type of soil; gutters; and inspection or observation involving measurements; and length of time to wait until the shoreline dissolves; and guarantees**

**John Mears made a motion to get a second opinion by Universal Engineering requested by Tony King regarding Roger Baber's report; seconded by Thomas Edwards.**

**Further discussion: Questions if the runoff is causing the erosion and why not proceed with the riprap and then do the embankment afterwards?**

**Response: Roger stated that is part of it and the embankment is changing shape to reach equilibrium. The problem is the eroding embankment in front of a building that has a documented foundation condition. Placing riprap on the embankment will not do anything to facilitate the restoration and viability of Building 1's foundation.**

**John Mears stated to spend money in a quality way, the sheeting would secure the foundation and set a redline where the erosion would go; riprap would not be done. There are no guarantees; that is why a second opinion is needed.**

**Call for the Vote: 4 in favor (John Mears, Thomas Edwards, Loretta Gill, Kelly Schulz); 1 against ( Nancy Keough). Motion passed.**

**Discussion continued with questions regarding: the use of riprap on the Shoreline vs the embankment and need for a retaining wall; and a different firm for the second opinion.**

**#12-203 Tony King brought up discrepancies of the meeting minutes of February 24th and March 10th and a conflict with a 2019 engineering report showing a recommendation for the rip rap and then found another report for a recommendation for a vinyl seawall. Response from the Committee: There were two studies; one in 2019 and the other in 2021.**

**John Mears thanked Rober Baber for attending the meeting.**

**John Mears called for a 5 minute recess; seconded by Nancy Keough. All in favor, motion carried.**

**The meeting reconvened after the recess:**
**John Gill, Chair for the Landscape Committee, updated the insecticides used that have helped in the comeback of plants; some of the Hibiscus are past their useful life and will be replaced. Tony King commented on a fungus known as Lethal Yellow that could be spread by the Landscape company when cutting grass. John will be meeting with Spath Spray on Monday to discuss this issue.**

**Nancy Keough, Vice President, commented that all the Board of Directors, previous and current, are volunteers trying to do a great job for the Association.**

**John Mears, President, stated our Property Management company will obtain an advisor for improvements in wind mitigation to lower insurance costs. The representative will contact the unit owner for entrance to the attic.**

**#7-101 Ken Kusen - reported when the flat & slanted roofs were replaced, except on Buildings 5,6,7,8 & 13, the required amount of nails were added to those trusses, Phase 1 Buildings were done 2 years prior with wind mitigation reports.**

John Mears commented on his disappointment and embarrassment in the treatment of a Board Member in the January 12th meeting when she was asked to recuse herself from voting on the Building 1 / Shoreline Stabilization issue. Kelly Schulz is a qualified Board Member, part owner of the common property and is not a vendor nor has a license to provide stabilization services. The discrepancy in the two reports were: one for the Shoreline and the other for stabilization.

Tony King voiced his opinion that he felt he was being misrepresented in his efforts on the Board under his Presidency.

b) Cable TV - The AT&T contract expires next Spring and will not renew under the present contract, but promotes a substantial internet with streaming as an alternative.

Jon Korda and Maddy Bellows have been instrumental in doing a thorough study on QXC which has a broad internet capability, and an app similar to Hulu ( comparable to AT&T) with two remotes (firesticks).

John Mears is requesting authorization to finalize negotiations for installation with QXC prior to the AT&T contract expiring in the Spring. The wiring would be done during the summer with the turn on date in the fall, October or November.

Kelly Schulz made a motion to authorize John Mears to sign the contract with QXC and finalize the negotiations for the installation with QXC prior to the AT&T contract expiring; seconded by Loretta Gill.

Discussion followed: Some unit owners may not have a smart TV; duplication of services; why not keep the internet & get a firestick; and why not show a comparison of costs between AT&T & the new online systems for the owners to make their own decision if they are willing to learn?

Response: There will be a set top box available for connection; and our vendor will be in negotiation to buy out the contract to get us out early; after 10 years, we own the infrastructure and can redo the contract.

#13-204 Jon Korda, Chair for Cable TV, stated AT&T only offered the internet & could not use what we have now. We looked at internet and local channels only, but QXC offered a more robust system for $10 more. The snowbirds can use it back home. It is approximately $14 less for QXC.

Maddy Bellows commented that Jon Korda did a survey last year and found that not many people are ready for advanced technology.

Call for the Vote: 4 in favor (John Mears, Thomas Edwards, Loretta Gill, Kelly Schulz); 1 against (Nancy Keough). Motion passed.

**c) Renewal of Property Management Contract: The contract expired at the end of January. The new proposal is to reduce Office hours by one hour every day to 1 p.m. which would reduce our cost by $400 and an increase of 4% which would be $150. We are in the process of negotiating the contract in reference to secretarial services and other issues.**

**d) Renewal of Pest Control Contract: Hannon does not want to come into the units to spray. They will spray outside the building and provide service when a complaint is filed.. When gone for any length of time, have someone check your unit. Bids from other contractors that provide the same service cost twice as much, but a bid will be submitted from another Pest Control company.**

**e) Cleaning Contract Renewal: Their contract calls for fewer services during the off season and more direct services during the season with an increase from $4,000 to approximately $7,000 for intensive cleaning. Nancy Keough will be in charge of negotiating the contract and improvement in that area.**

**f) Appointment of the Assistant Secretary: At the last organization meeting, we neglected to reinstate Jon Korda as Assistant Secretary, website maintenance and access tech.**

**Thomas Edwards made a motion to appoint Jon Korda Assistant Secretary; seconded by Loretta Gill. All in favor, motion carried.**

**g) Memo Response - Mold: Jimmie & Linda Crichton requested Management to hire a mold person to check their unit after the A/C backup. Management felt this was beyond their authorization scope of work in the management agreement. A memo was sent by management to the Board seeing guidance before proceeding with the request. No action was taken.**

**h) Memo Response - Cameras: Jon Korda has upgraded the security system and cameras with the help of Carl Peterson with a committee.**

**Nancy Keough announced the policy to set a precedent for access to the Security Cameras and a process for access for a password change.**

**Nancy Keough made a motion to reduce access for Maintenance to: Jon Korda and Carl Peterson; Office Administration to: Ed Kotch and Jamie Redditt; Password Change to: Board Members: Nancy Keough and Kelly Schulz; seconded by Kelly Schulz.**

**#7- 1-2 Keith Palant - recommended the entire Board have access to the passwords In case of emergency; and the management company to make sure once a week the cameras are working via the Office computer.**

**Call for the Vote: All in favor; motion carried.**

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

**The meeting adjourned at 8:55 p.m.**

**Respectfully submitted,**

**Karen Vertesch, Secretary**