

RIVER CLUB OF MARTIN COUNTY, INC.
3/10/2021 BOARD MEETING

The meeting was called to order 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 the Meeting: The notice was posted on March 8, 2021 followed by an email distribution.

Reading/Disposal of Minutes of 2/24/2021: Thomas Edwards made a motion to accept the minutes as written; seconded by Kelly Schulz. All in favor, motion carried.

Officer Reports: John Mears, President, asked for a motion to suspend the reports to go to the first item on the Agenda and cover the reports later.

Thomas made a motion to suspend the reports, seconded by Kelly Schulz. All in favor, motion carried.

New Business:

- 1) Warner Creek & Building 1 Presentation: John Mears stated in October 2019 the Board approved rip rap for the shoreline as a maintenance situation. The contract was signed and a deposit made. Then issues with Building 1's stability were brought to our attention which will be discussed thoroughly at another time. Roger Baber will review the 2015 study and his survey on Building 1 to submit his recommendations followed by Barbara Essenwince's input on the legalities. He recommended to engage Robert Baber to draw the plans, accept proposals & bids from contractors, and supervise the job.

Roger Baber, Engineer, reported he had recommended an upland retaining wall for the instability of the slope behind Building 1 and the question of the foundation. It is the most reasonable and permanent solution for the protection of the Buildings and Common elements. Rip rap was not a part of the recommendation, but it is used for stability and protection from erosion.

Discussion: Questions regarding the length, depth and location of the wall and

the effect of Beacon 21 on the creek; corrosion of materials; the stabilization of Building 1 as part of a complete package; & cost. Roger responded the wall would be on the land and the length of Building 1; corrosion minimal over 35 to 40 years; and the structural, environmental, and economical reasons would dictate the optimal location of the wall and cost.

Barbara Essenwine of Park Place Management stated there was much discussion with maintenance vs capital improvement. It does qualify as maintenance since it is for the protection of the common elements. The attorney indicated there is specific language that needs to be included which has been given to Roger.

John Mears commented that \$7,000 had been spent on a drawing, permitting, permits and a deposit on the restoration. Some of the money may be reimbursed through a competitive bid; he asked for a motion to cancel the contract to complete the work on the rip rap.

Thomas Edwards made a motion to cancel the contract to complete the work on the rip rap; seconded by Kelly Schulz.

Discussion:

More questions regarding the impact to the foundation of Building 1 with the upland retaining wall; footings and type of soil under the building; what does the vinyl retaining wall look like; and would the approximate cost be 200%+?

Roger commented that he is in the process of looking at Building 1's conclusions on how to go about it, but the retaining wall will be a component of the economical and rational solution. There is public information online under "Shoreguard" to describe the vinyl retaining wall, and sites where this has been done. A seawall would work, but at a higher cost. He also stated the retaining wall has two functions; the beneficial enhancement or improvement to stabilize the soil of Building 1 and to slow down the erosion of the embankment.

Call for the Question: All in favor; motion carried.

John Mears asked for a motion for Roger Baber to proceed with the restoration project.

Kelly Schulz, Director, made a motion to engage Roger Baber to provide drawings for the vinyl wall with various options available to recommend that are economically feasible, draw plans to request proposals from contractors, secure bids and supervise the job with a \$4,000 to \$5,000 deposit ; seconded by Thomas Edwards.

Discussion:

#12-203 Tony King, Past President, requested to amend the motion to postpone

or suspend the contract pending the outcome of the engineering study on Bldg. 1. The engineering study should have course, view the building cracks and level shot to ensure sinking; document and know the depth on what is to be done on the Building. The engineering study of 2015 did not determine there was anything substantially structural with that building. The decision at that point if it was a Capital Improvement with a retaining wall or basically sand washing away from the building; and putting in proper prevention to stabilize the situation. Before cancelling the contract, suspend it and find out what is going on with Building 1 first and then decide seawall or upland wall.

Roger Baber responded there is a valid concern to getting ahead with the retaining wall before completing the evaluation on what is or is not going on with Building 1. The retaining wall will not be built if: a) does not provide the benefit to the proportion of the cost; or b) some information is discovered within the next month if the retaining wall makes it not viable. He is involved with both issues and with both processes going on parallel the Board will be advised of the outcome.

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

Officer Reports:

Thomas Edwards, Treasurer, reported Cash and Assets as of February 28, 2021 totaling \$711,000 with Reserves totaling \$611,000. He thanked the residents that paid their assessments in advance which totaled \$46,000. Currently, the over budget of \$11,000 is due to Concrete restoration on Building 10.

Nancy Keough, Vice President, announced the Rules & Regulations Workshop is scheduled for March 11th at 7:30 p.m. to align the R&R's with the By-Laws and Declaration.

John Mears, President, reported on:

- 1) Hurricane shutters: Please check the shutters & patios for any needed cleaning or painting prior to leaving.
- 2) Entrance Arrows: The suggestion to paint the arrows on the road to the entrance for the cost of \$500 was not approved.
- 3) Parking violations - Towing Sign to be reconsidered.

Thomas Edwards made a motion to engage a Towing Company to enforce parking violations; seconded by Nancy Keough.

Discussion: Thomas Edwards stated that trailers were not backed into a

space, but taking up to five parking spaces and no legal recourse to have these vehicles removed without a towing sign. Nancy Keough agreed and this will give the authority to tow the vehicles if not done upon the Board's request.

Call for the question: All in favor; motion carried.

#10-108 Linda Crichton, President of Rio Club, asked for help in writing a petition with Board approval to present at the next Martin County meeting to request a Fire Rescue Substation on the eastside of Dixie Highway. She also thanked the members of River Club that joined the Rio Civic Club.

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

The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Karen Vertesch, Secretary