

RIVER CLUB OF MARTIN COUNTY, INC.
3/24/2021 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; Thomas Edwards, Treasurer; Loretta Gill, Director at Large; Kelly Schulz, Director; Karen Vertesch, Secretary.

Proof of Notice of Meeting: The Notice was posted on March 22, 2021 followed by an email distribution.

Reading/Disposal of the Minutes of 3/10/2021: John Mears made a motion to approve the minutes as written; seconded by Kelly Schulz. All in favor, motion carried.

John Mears, President, introduced Keith Carroll of Rick Carroll Insurance as the guest speaker for the Flood Insurance presentation and asked to suspend the Officer reports.

Thomas Edwards made a motion to suspend the Officer reports until after the presentation, seconded by Kelly Schulz. All in favor, motion carried.

New Business:

1) Flood Insurance: Mr. Carroll commented on the two types of Flood Zones:

- a) Special Flood Hazard Areas - An area inundated by the flood event having a 1% chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood (1 every 30 yrs).
- b) Non-special Flood Hazard Areas - Moderate flood hazard areas, labeled Zone B or Zone X, are areas between the limits of the base flood and the 0.2-percent annual chance (or 500-year) flood.

River Club Flood Zone for all buildings - X Zone. All residential buildings except 10-13 are rated as A-Zone because the building elevations are above the base flood elevation. Premium credits apply that are not available to properties rated as an X-Zone (they are grandfathered).

Mr. Carroll described in depth the definition of Flood, coverage by the insurance company, additional coverage individuals can obtain for items not covered by the association's Insurance and the unit owner occupancy coverage.

Questions:

#8-201 Don Ressa asked about coverage if there was a major hurricane, shoreline erosion and buildings destroyed; who would be responsible the association or the owners? Mr. Carroll stated there were two parts to that question:

- 1) The Association flood policy would be responsible to pay up to the coverage of the policy.
- 2) As to what happens to that money is written in the Association declarations whether to rebuild or not.

John Mears questioned the policy premium for buildings 10 through 13 in the “X” zone; and asked if it is correct in saying that mortgages under Fannie Mae or Freddie Mac are not requiring Flood Insurance if in an “X” Zone?

Response: Buildings 10 thru 13 are not part of the National Flood program. You can buy cheaper through private carriers. The non-special flood area does not offer credits for elevation of the buildings. Fannie Mae & Freddie Mac do not require flood insurance, but it was noted that between 2014 and 2018 policyholders outside of high-risk flood areas filed 40% of all NFIP insurance claims.

#11-104 Dave Gatto asked about getting back into the flood program once it was dropped and the cost. Response: There would be two choices, the “A” zone or the grandfathered “X” zone which ever is your choice for a better premium. Based on the other buildings, it would be better to rate it as an “A” zone with the elevation certificate. In reference to the current policy on all of the buildings except 10 through 13, if opted to drop the Federal Flood policy and the map not changed to an “A” zone there is a likelihood it would be rated as an “X” zone and would be much higher than now.

#1-102 Phil Bollman researched homeowners insurance and found the coverage for the building for \$50k and the contents only \$20K with a premium of \$338; and for \$400 the coverage for the building would be \$75k. Mr. Carroll also commented that a new policy would not be able to get the “A” zone rating plus it is based on occupancy.

John Mears stated this was an informational meeting and nothing was going to be decided at this time. The Flood Insurance premium is not due until September; a decision will be made this summer. He thanked Keith Carroll for his presentation.

Officer Reports:

John Mears, President, thanked Loretta Gill for the patio gazebo project and the volunteers: Dave & Debbie Gatto, Larry Hanlon, Keith Palant, Les Ferrullo, Chip Bellows, Mark Bandiera and John Gill. He also acknowledged Jimmy Crichton for purchasing the sail by the maintenance BBQ and John Gill, Dave Gatto and Mark Jennings for installing it. He also thanked Loretta and the Landscape Committee for their work and saving the Association a lot of money.

- 2) Sprinkler System: It was shut down due to a leak under the transformer. Please water the dry areas on the grass for the next few days until it is repaired.

3) Be Civil to Everyone: John stated there have been a few incidents where the staff was berated in reference to pest control, plumbing issues, etc. that were not worked out immediately. The staff tries their best to respond, but they are not the plumber or pest control provider.

There have also been issues between each other. Please speak in a civil manner and the issues can probably be resolved without escalating the situation.

Loretta Gill, Director at Large: Loretta thanked Carl Perterson for purchasing the LED lights that were installed at the front entrance, along the front entrance walls, and down the center aisle with the help of Mark Jennings. Please thank Carl for his donation to our Community.

John Gill commented that the tree at the right of the entrance had been trimmed, palm trees trimmed, undergrowth removed and replaced with sod at Bldgs 4 & 10, the pepper tree trimmed below the wires, and rock replaced the dead myrtle at the main entrance aisle.

Assistant Secretary Position: Karen Vertesch made a suggestion to nominate Jon Korda as Assistant Secretary, which would not actually assist the Secretary, but continue his work on the website, committees, etc. with the addition of access to the River Club gmail site.

John Mears commented this would be for a matter of convenience.

Thomas Edwards clarified that the Assistant Secretary position is one of three offices that is not required to be a Board member; Treasurer, Secretary, and Assistant Secretary. It also states that there must be three Board Members of the five offices available; the President and Vice President have to be Board members.

#13-204 Chip Bellows stated that the Assistant Secretary is an official officer of the Association and requested that the documents should be reviewed prior to the nomination of an Assistant Secretary.

#1-102 Phil Bollman committed that the President has the authority to appoint anyone he sees fit to be Secretary or Assistant Secretary; but it is best to go through the Board. He also has the authority to assign someone to sign checks in absence of a Board member.

John Mears, President, asked for a motion for approval with the proper opinion to determine that Jon Korda could be an Assistant Secretary without being a Board Member, for the Board to offer him that position.

Thomas Edwards made a motion to offer Jon Korda the Assistant Secretary/Officer position without being a Board member upon proper opinion and approval; seconded by Loretta Gill. All in favor, motion carried.

Thomas Edwards had a concern this week regarding the official rules since we are in flux until the new R&R's which are pending approval and currently the only one on the website.

Response: John Mears stated the Old R&R's were still the official rules and should be on the website until the new pending R&R's have been approved.

Thomas Edwards made a motion to add a link to put the old rules on the website in addition to the new rules or replace the pending R&R's with the old Rules & Regulation; seconded by Loretta Gill.

Call for the Vote: 3 for; 1 against; motion carried.

#9-106 Judy Hlavacek questioned who to call after office hours when there is a problem or incident. Response: The Park Place Management Company - phone # 772-631-9444. Notification will also be sent out again with Office hours for Ed Kotch in addition to Park Place Management Company with phone numbers and an email address.

Recycle Bins: John Mears reminded everyone to break down boxes; and Karen commented if the bins are overflowing, please put the recyclables in the bin after Waste Management leaves.

Thomas Edwards made a motion to adjourn; seconded by Kelly Schulz.

The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Karen Vertesch, Secretary

