

River Club of Martin County, Inc.
3/6/2023 Board Meeting

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

Calling of the Roll: Ken Kusen, President; Tony King, Vice President; Larry Hanlon, Director at Large; Karen Vertesch, Secretary; and Jon Korda, Communications Officer.

Proof of Notice of Meeting: The Notice was posted on 2/15/2023 followed by an email distribution, with a reminder and updated Agenda by an email distribution on 3/3/2023.

Reading/Disposal of the Minutes of 1/23/2023: Tony King made a motion to approve the minutes as written; seconded by Larry Hanlon. All in favor, motion carried.

Committee Reports:

Landscape Committee: John Gill reported two palm trees were lost due to disease; some sod has been replaced and the dying Ixora was replaced around the fountain with Ficus. Currently the committee is concentrating on irrigation and working with Mark to improve the system. The privacy issue has been resolved with the planting of Arecas which may take 3 to 4 years.

Ken thanked John and his committee for all of their hard work.

Old Business:

- a) Creek Bank Maintenance: Tony King stated Kimley-Horn and Associates made a proposal to provide engineering and consulting services for the Creek Bank Restoration for \$28,000.00. He recommended going with this reputable company since they will get the bids and oversee the project to the end.**

Tony King made a motion to approve the contract with Kimley-Horn and Associates for their services in the amount of \$28,000; seconded by Karen Vertesch.

Discussion/Questions: What area is covered? Response: One side of the building to the other, approximately 125 feet.

A suggestion was made to analyze total costs of the project from the start to the end including other costs; ie, landscaping, drainage, etc.

What happened regarding the PBC Wall project? Response: A team of engineers was called in to survey the building which found there was nothing structurally wrong with the building; it was not moving; and no need for the retention wall. There is \$70,000 set aside in the Reserve Account for the project.

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

- b) Parking Lot Sealing and Restriping: Ken Kusen stated with Larry's assistance two quotes were received for the parking lot sealing, painting the car stops, car spaces and the numbers on the car stops within \$100 of each other which includes cleaning & edging prior to the process. The total cost will be \$40,365 which will not take care of any repairs, but will enhance the property. The repairs will be addressed when they are repaved under the five year schedule in 2026.**

This process will take place in May with notifications of a schedule in order to make arrangements to remove all vehicles. If not removed, there will be no choice but to tow the vehicle which may cost \$300 plus other fees to get it back.

A suggestion was also made to look at parking regarding two or more cars on the property. Response: The rules state two vehicles are permitted and must be registered with the Office; but the Board has to approve the third vehicle parked by the maintenance building.

Jon Korda stated the Parking Rules in the R&R's should be revisited regarding "guests spaces".

Tony King made a motion to accept the proposal from DMI for the seal coating and striping in the amount of \$40,365; seconded by Karen Vertesch. All in favor, motion carried.

New Business:

- a) **New Director Appointment:** Tony King stated Bill Oberacker agreed to take Loretta Gill's Director at Large 3 year position from 1/1/2023 ending on 12/31/2025.

Tony King made a motion to approve Bill Oberacker as a Director; seconded by Karen Vertesch. All in favor, motion carried.

- b) **Phase 1 A/C Fencing:** The sprinkling system has caused a problem for some of the Phase 1 buildings. The Landscape Committee has gotten a quote for a total of \$6,500 to put PBC fencing around the A/C clusters behind buildings 2 and 4.

Tony made a motion to approve the the proposal of \$6,500 for the fencing; seconded by Karen Vertesch

Discussion: #4-204 Jerry Flower stated his maintenance man stated if PBC fencing was put up it would reduce the efficiency by 50% and a possibility of burning out that unit during the summer. He's had no problem. Response: The Board has had several complaints from other owners about their A/C unit rusting out. John Gill's report from Miguel, Jensen Beach A/C, stated 6" off the ground, top open and two feet apart would provide more than enough air flow.

Tony King made a motion to table the proposal for further review; seconded by Ken Kusen. All in favor, motion carried.

- c) **Entry Door Amendment:** Several years ago, the owners voted to allow raised six panel doors that met the current Martin County building codes to be installed on units as a replacement. This option was not included in the Documents when they were amended and restated a couple of years ago. The Board can approve a change, but all doors have to be impact doors prior to sale. Mark will paint the doors.

Tony King made a motion to add raised six panel impact doors as an option; seconded by Karen Vertesch. All in favor, motion carried.

- d) **Game Table:** Richard Higgins, Bldg. 4-203, proposed a donation of an electronic game table for the Game Room. Discussion followed in regard for the use of space while the other tables were in use.

Tony King made a motion to accept the donation on a trial basis; seconded by Larry Hanlon. All in favor, motion carried.

Larry Hanlon, Director/ Maintenance, reported:

- 1) Phase 1 railings are being painted.**
- 2) Break down large boxes and put them in the Green Dumpster.**
- 3) Extra Recycle Bins are overloaded in all areas. Larry will call Waste Management for additional bins.**
- 4) Safety - Slow down, there's a blind spot at the entrance; mirror suggested for safety.**

Treasurer's Report:

As of February 28, 2023 total assets of \$1,168,521.18 of which \$1,139,557.39 was cash, and \$28,963.79 was prepaid flood insurance. Our liabilities and equity balanced out at \$1,168,521.18. Our liabilities were payables of \$35,886.37 and pre-paid common charges of \$34,277.00. With Reserves at \$1,037,908.02, that left us with equity of \$80,449.79.

Tony King made a motion to accept the treasurer's report as given; seconded by Karen Vertesch. All in favor, motion carried.

Officer at Large: Tony King made a motion to appoint Thomas Edwards as Officer at Large; seconded by Karen Vertesch. All in favor, motion carried.

e) Special Assessment: The shortfall was due to the increased replacement cost of the buildings for Insurance, update the roof attachment connections for a favorable wind mitigation report, and a roof condition report. All of that work and inspections was at a cost of \$41,825.00 which was not budgeted. In addition to that, the budget for the insurance was \$364,500; with Citizens Insurance the renewal amount is \$454,641.00, a shortfall of \$94,141.00. The combined shortfall amounts total \$131,966.00 or \$702.00 per unit needed to collect in addition to the \$566.00 Common Charges or increase the Common Charge to \$644.00 for the next nine months, starting in April.

Ken also remarked per Statute the Reserve Budget has to be fully funded for maintenance and protection: ie, roofs, painting, paving, etc.

Jon Korda stated Ken Kusen did a phenomenal job reviewing the schedules and getting bids when the roofs needed to be replaced; the Committee also updated the schedules on the Reserves. Join the Budget Committee for your input next year and take the responsibility to go out and get bids for roof replacement, pool maintenance, etc.

Tony King made a motion in order to collect the Budget shortfall to increase the Common Charge for the remaining nine months to \$644.00, and \$702 for the owners prepaid for six months or a year; seconded by Karen Vertesch.

In lieu of a discussion, a show of hands of the residents present voted for either the lump sum payment of \$702 or the remaining nine months for \$644.00 which ended up in a close vote.

Vote for the motion on the floor: All in favor, motion carried.

Ken Kusen stated all of this information will be in the newsletter. It is the responsibility of the owner to notify their renters or guests of the ongoing projects at River Club

Questions regarding QXC internet speed. Jon Korda stated there have been some problems and QXC is working with TP-link to resolve the problem. Tony King commended Jon for staying on top of these issues to get them corrected.

Everyone thanked Ken Kusen for his service over the years.

Tony King made a motion to adjourn; seconded by Karen Vertesch. All in favor; motion carried.. The meeting adjourned at 11:55 a.m.

Respectfully submitted.

Karen Vertesch, Secretary

