RIVER CLUB OF MARTIN COUNTY, INC.
04/14/2021 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 Meeting: The Notice was posted on April 12, 2021 followed an email distribution.

John Mears asked for a motion to suspend the meeting for the Fire Rescue presentation.

Thomas Edards made a motion to suspend the business portion of the meeting temporarily for the Fire Rescue presentation; seconded by Kelly Schulz. All in favor, motion carried.

Fire Rescue Presentation: The fire chief and staff gave an in depth presentation of response time with live dispatch, a computer with digital feed to each truck to include the train schedules to map the fastest route. The number of stations, vehicles, and staff available are reviewed periodically to better serve the area.

John Mears thanked the team for their presentation and coming to his aid last year.

Reading/Disposal of the Minutes of 3/24/2021: Thomas Edwards made a motion to accept the minutes as written, seconded by Kelly Schulz. All in favor, motion carried.

Officer Reports:

Thomas Edwards, Treasurer, reported Cash and other Assets totaling $725,000+; Reserves at $611,000 with $1,200 over budget. He thanked the residents that paid their assessments in advance totaling $41,000.

- **Flat Roof Reserve expensed $22,000 for 9 leak repairs;**
- **Shoreline Reserve- Long term has $11,000; the Embankment portion has $36,000;**
- **Concrete Restoration - to date in 2021, we have spent $21,000 of the $50,000 budgeted in Concrete Reserves and the operating budget.**
- **The majority of the $1,200 over budget comes from the expensing of the flood insurance premium paid last year.**

John Mears, President, reported a water main leak Sunday in Building 4; and thanked the following volunteers for their help: Mark Jennings, Carl Peterson, John Gill, and Mike Foley with Ken Kusen and Phil Bollman advising on shut off procedures. He also thanked the Landscape committee and their crew for sacking & loading up the debris Monday after the storm. Now a second leak just appeared today; notification will be made to the Building 4 residents on the shut off and to boil water for 72 hours after the main is repaired. Roof repair will begin next week to the buildings affected, 10, 11, 13, & 14.

Loretta Gill, Director at Large, asked John Gill, Landscape Chairman, to give a recap of the committee's projects: The palm trees were trimmed throughout the community only to find that the majority were diseased and will have to be disposed of by Building #10, behind Building #13 and by the fountain to stop the spread of spores. A palm tree cannot be planted in that soil again. Different plants are being researched as a replacement for the fall. Sod is replacing mulch which is a savings for River Club, but residents may purchase only Brown Cypress mulch at 707 Landscape for $2 a bag.

Work orders have helped with the approved plant list as a base for the committee as a whole to determine the best benefit for the community; 375 plants have been replaced. Currently, there is an open seat on the Landscape Committee Board that needs to be filled.

Thanks to the following volunteers that have helped all year long:
Dave & Deb Gatto, Judy Alan (Deb's sister), Dan Cregan, Larry Hanlon, Jim Ballard, Keith Palant, Les Ferrullo, Chip & Maddie Bellows, Mike Foley, Mark Bandiera, Jim Linkin, Tim Farley and Mark Jennings & Carl Peterson for their assistance with the infrastructure.

OLD BUSINESS:

a) Cable TV/Internet: John Mears reported that the contract is in negotiation with QXC and has asked Marci, our agent, to get a proposal from Blue Stream as a backup in order to get the work done by summer. Jon Korda will be able to answer any questions.

NEW BUSINESS:

a) Rules and Regulations - Final Approval: John Mears stated the Rules & Regulations Workshop had put together options to vote on and turned it over to the attorney for review

Nancy Keough, Vice President and Chairperson for the Workshop, commented that everyone was invited to join the review. A lot of hours and time was put into the update with the community in mind as a whole. The majority opinion would

rule, but the minority opinion would be presented to the Board for a decision prior to presenting it to the attorney for review and approval. What is presented are the Rules & Regulations that the attorney approved with very few housekeeping suggestions.

Nancy Keough made a motion to approve the Rules and Regulations with the housekeeping additions by the attorney as recommended by the Committee to the Board of Directors; seconded by Kelly Schulz.

Discussion:

Thomas Edwards commended Nancy Keough as Chairperson for the Workshop. He commented that the Board did not approve the R&Rs as a whole prior to it going to the attorney for review and approval; and suggested for Board members to make any amendment now. Why approve the R&Rs and then come back next week with amendments for a consensus and approval?

John Mears stated the workshop presented the rules with the minority and majority options as a final product to the Board which was reviewed and decisions made; then that product was given to the attorney for review. The Board had reviewed what the workshop had done.

Thomas Edwards commented he did not want to amend the motion, but vote against it so that the Board can offer any amendments to that report and then approve it.

#13-204 Chip Bellows recommended to approve what had been done and move on; then every year appoint a sub committee to go through the process of reviewing them again.

#13-104 Jon Korda stated previously the Board of Directors approved the R&Rs with a 60% vote, 3 out of the 5 Directors. The Declaration, Articles of Incorporation and By-Laws are the only documents that require a vote from the community on any amendments or changes; ie, housekeeping issues.

Nancy Keough commented that there were lots of disagreements on the rules that require a conversation and a proposal at the next meeting; but there is a need to honor the work that was done by the workshop and the time put in on the product.

Call for the Vote: 4 for; 1 against. Motion carried.

b) Declaration - Amendment Approval: Jon Korda reported researching the amendments and documents for the last 2 years. There have been 6 amendments since 2001 that have been restated in the Declarations. Changes were given to the Board for review and then to forward to the attorney for the final review and approval. The Rules & Regulations cannot be in conflict with any of these documents or Florida Statute 718. The Hurricane Protection amendment needs to be recorded; and a few

housekeeping issues corrected. An email will be sent to all owners to approve the modification by ballot; a 60% approval is needed.

c) **Articles of Incorporation: No amendments were necessary. Reinstate the Articles in a digital format.**
d) **By-Laws: Amendment of grammar; correct zip code; and add email as an official form of notification.**

John Mears thanked Jon Korda for all of his work on the documents, and asked for a motion to finalize the project.

Kelly Schulz made a motion to turn over the Declarations, Articles of Incorporation, and By-Laws to the attorney for review and approval; seconded by Thomas Edwards. All in favor, motion carried

Kelly Schulz, Director, reported that Roger Baber, Engineer for the Warner Creek & Building 1 Project, accompanied her through several units in the building to put together an interim report for a resolution.

John Mears thanked Thomas Edwards for hosting the Zoom meetings. The following meetings will be held in the clubhouse with Zoom software running to view the meetings. In order to participate in the meeting, a contact will need to be made prior to the meeting to submit questions. The Zoom software will be available for committee meetings.

#5-208 Doug Ashley commented he did not hear the Fire Rescue portion of the meeting and will miss the questions and answers on the zoom meetings. He complimented the R&R workshop on the review.

#13-104 Jon Korda stated that Zoom was not to be a burden for the Board and would need a volunteer to work in the background for the zoom portion of the meeting.

#14-101 Lindsay Lugo requested to be on the Flood Insurance committee meeting; and stated she was not invited to the General Insurance meeting.

John Mears responded there were only 2 proposals from the same agent,; the other agent did not get involved or respond. The Flood Insurance will be discussed in June.

Thomas Edwards made a motion to adjourn; seconded by Loretta Gill. All in favor, motion carried.   The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Karen Vertesch, Secretary