RIVER CLUB OF MARTIN COUNTY, INC.
4/27/2022 BOARD MEETING

The meeting was called to order at 6:35 p.m. followed by the Pledge of Allegiance.

John Mears, President, announced Barbara Essenwine, President of Park Place Management, will be chairing the meeting.

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 reported the Notice was posted on 4/24/2022 followed by an email distribution.

Barbara Essenwine asked for a motion to revise the order of the Agenda.
John Mears made a motion to revise the order of the Agenda for New Business, under the Report of Officers, and under Old Business, the Cleaning Contract, to come before the Building 1 / Shoreline Stabilization; seconded by Kelly Schulz. All in favor, motion carried.

Reading / Disposal of the minutes of 4/6/2022: John Mears made a motion to approve the minutes as written; seconded by Kelly Schulz. All in favor, motion carried.

Officer Reports:
Thomas Edwards, treasurer, commented his report had not changed since the last meeting of April 6th. Everything is on schedule. The Shoreline Reserve Account for the stabilization portion has a total of $56,049 to date.

Loretta Gill, Director at Large, announced a Landscape Committee Meeting scheduled for April 28, 2022.

John Mears thanked Barbara for bringing in substitutes when the Office Staff was out ill. Jamie is back, but Ed is still out.

John Mears, President, reported the QXC cable engineers inspected several buildings to do drawings for permits for the installation of the infrastructure.

Karen Vertesch, Secretary, asked if anyone had not received their Condo Documents and Rules & Regulations to see her after the meeting.

Comments:

#12-205 Bonnie Kocur stated that a decision has to be made and to be open minded. Trust and respect those around us and hear all sides of the issue for the good of all concerned.

New Business:

a) **Recycling Stickers: Stuart Keefe asked the Board to consider purchasing additional stickers to place inside and outside of the recycling containers, reminding residents not to put plastic bags in the recycling bins. This is an effort to avoid having a fee charged by Waste Management.**

   Stuart Keefe proposed a cost of $200 for 100 stickers.

   John Mears made a motion to approve $200 for 100 stickers to start the project in the fall; seconded by Loretta Gill. 4 in favor (John Mears, Thomas Edward, Loretta Gill, Kelly Schulz); 1 against (Nancy Keough). Motion passed.

b) **Past Presidents Workshop:**

   Thomas Edwards made a motion to invite the three past presidents to form this workshop in an advisory role to the Board.

   There was no second to the motion. The motion failed for a lack of a second.

Old Business:

a) **Cleaning Contract Renewal: Nancy Keough thanked Cheryl Hanlon For recognizing that many of our needs were not being met with our current cleaning company. Through her contact, discussion and work, she was able to advise the Board on many concerns that**

needed to be addressed. Her efforts were instrumental in revising the contract and addressing the concerns, since the fee has gone up from $400 to $700 a month. The contract will be on the website for review once the new contract is revised and signed.

b) Building 1 / Shoreline Stabilization:

A third opinion was sought on Building 1. Bill Mathers, engineer, agreed there is an issue with Building 1 which had been discussed previously. Our Attorney, Jane Cornett, reviewed all three reports stating the Board would be acting on behalf of the Community; this project is a maintenance exception, per Florida Case Law for maintenance issues.

John Mears made a motion to instruct Roger Baber to revisit the previous contractor's proposals and figures for the sheeting wall to move in the direction of approving the contract in the near future for the shoreline protection and Building 1 stabilization; seconded by Kelly Schulz.

Discussion: John Mears stated there have been a lot of discussions & opinions with the 2015 report advising piles which would cause disruption to Building 1 and not resolve the shoreline restoration. The sheeting proposal would accomplish the lateral soil movement from the building to the creek and the approved drainage proposal would resolve the Building 1 issues. Mr. Mathers will be asked to monitor the building during the project and continue to monitor it.

#5-202 Connie Wallace asked if it was correct that the voting had to come from the Board instead of the residents? Response: Yes. (The Attorney has deemed this a maintenance exception).
Then Connie Wallace asked: There is a Board Member in Bldg. 1; wouldn't that be a conflict of interest and would not be allowed to vote for this decision? Response: No, per written response from the Attorney. If that Board Member was a contractor & doing the work, there would be an issue; but not because she lives there.

#12-203 Tony King returned to the meeting after reading the structural report and asked to speak regarding the most recent engineering report. It is his opinion that the report has been about putting in the

seawall and nothing to do with the building stability. He stated that this is more than misdirection and could do a recall (of the Board).

Thomas Edwards commented this is one of the main reasons he is resigning from the Board; both sides of the issue are not heard. He did not hear about or receive this information until today to get someone's opinion he trusted to make a clear vote.

Barbar Essenwine responded that the Board is voting on the recommendations that have been provided by professional engineers who are licensed through the State of Florida and through the engineering society and have the expertise. Just because someone has an opinion and is not a licensed engineer, the Board would not be doing their fiduciary responsibility if they listened to someone who is not a professional in this matter.

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

The meeting was adjourned at 7:08 p.m.

Respectfully submitted,

Karen Vertesch, Secretary