

RIVER CLUB OF MARTIN COUNTY, INC.
4/6/2022 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: Karen Vertesch stated the Notice was posted on 3/23/2022 followed by an email distribution.

Reading/Disposal of the Minutes of 2/2/2022: John Mears made a motion to approve the minutes; seconded by Loretta Gill. All in favor; motion carried.

Officers Reports:

Thomas Edwards, Treasurer, reported \$931,000 in Cash & Other Assets with Reserves at \$812,000. There was a gain of \$4,380 after all audits were paid. Thank you to the residents for the \$44,500 paid in advance on the Common Charges.

John Mears made a motion to accept the Treasurer's report as given; seconded by Thomas Edwards. All in favor; motion carried.

Nancy Keough, Vice President, commented the cleaning contract is still in the revision process and thanked Cheryl Hanlon for her previous work with the company. She also stated the Property Management Company contract is pending revision.

Loretta Gill, Director at Large, requested John Gill to report for the Landscape Committee. John thanked Mark Jennings & Carl Peterson for their work around the community; and Jim Ballard, Jim Linker, Dan Cregan, Larry Hanlon and Chip Bellows for laying sod; Diane Ward for caring for the patio planters & the regulars: Loretta Gill, Dave & Deb Gatto, & Judy Agan.

A total of 239 plants & 317 bushes were planted, sod laid in place of mulch and dead bushes, with suggestions to eliminate the water spray on cars. Proposals: 1) Place two doors in front of the Commercial Dumpster

for aesthetics. 2) Install a 14' by 14' sail over the BBQ area by the maintenance building to provide the needed shade, which would cost approximately \$200.

Mark's two wheel cart is falling apart and needs to be replaced which would only cost approximately \$300; he also needs battery tools to do his work more efficiently. Please consider these proposals for approval.

Please come to our meetings to help plan for the future look of the complex.

John Mears thanked the Landscape Committee for doing a great job.

Old Business:

- 1) **Building 1 / Shoreline Stabilization:** John Mears reported that Eric Silver, Engineer from Universal Engineering, who submitted a proposal in 2015 was requested to review the present situation and give an opinion of Roger Baber's proposal regarding the sheet work. He replied by email that listed about a half dozen items and settlement issues. His recommendation was to do the same as recommended in 2015.

John Mears presented the issue to our attorneys who gave a list of structural engineers as a contact for the purpose of a third opinion, which will take place this month. Nothing will happen until then.

John Mears stated the drain issue needs to be addressed and asked John Gill to explain the proposal submitted by Roger Baber. The plans will be available in the office.

John Gill commented his meeting with Roger Baber included John Mears, Kelly Schulz, Dave Gatto and Phil Bollman. Roger proposed 10 feet off the back of the building, running a 6" trunk to the swamp with 4" laterals coming off the downspouts to carry the water away. The soil is moving and this is a viable plan to get the water away from the building until we come up with a positive plan.

John Mears made a motion to allocate \$9,500 for material and labor for installation and \$3,500 to pay Roger for his plans and supervision of the work; seconded by Nancy Keough,

Discussion: Does this also takes care of the water runoff in the front of the building; won't the water back up unless a 10" or 12" pipe is

used; no project plan or dates communicated; make provisions for the front of the building at a later date; put in 3 T's to eliminate the back pressure; and have any other contractors been contacted for the drainage project ? Response: Roger Baber will be doing the drainage project.

Call for the Vote: All in favor; motion passed.

#1-201 Art DiMartini stated he sent an email on March 26th with 9 questions regarding Building 1 and did not get a response from the Board. Please look this letter over and respond.

John Mears accepted the letter to respond to the questions.

New Business:

- a) TV/ Internet Contract Update & Transition: John Mears commented on 4/4/2022 a presentation was given by QXC on the TV / Internet with a demonstration of the firestick. Our current contract with AT&T expires in April 2023. QXC & River Club are asking to buy out the contract from AT&T the last 5 months to expire November 1st. The cost for that will be \$17,000 per AT&T's request of which River Club will pay one-third, approximately \$5,600. We pay \$13,500 per month for Cable TV; with QXC we would get a month of free service for December, a savings of \$7,000 for the budget year. .

John Mears made a motion to pay \$5,500 for one-third of the AT&T contract buy out; seconded by Thomas Edwards

Discussion:

With QXC there is better internet service; installation will be in the summer with training in October & November otherwise the install will take place in April; and what happens if QXC can't live up to their schedule ?

Response: QXC will stand behind their commitment.

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

#1-203 Stuart Keefe: Have we received in writing from our attorney an opinion if the project for Building 1 is maintenance or an improvement ?

John Mears responded the opinion is not in writing, but verbally that it does not constitute maintenance and the opinion to build the project today would take a 65% vote of the population,

#4-101 Sue Lantzsch: As the new President for Club on the River, there are questions regarding the Welcome Packet and its contents. My request is to work with someone from the Board or organization and the Dock Association to put together a packet that would be beneficial for new residents and renters. Response: The governing documents and the R&Rs are the responsibility of the River Club & River Club Office.

#5-102 John Racioppi - asked to put a reminder in the Newsletter to turn off the water when leaving for a week or longer. Responses: The original Welcome Packet has that information; and the reminder will be put in the newsletter also.

#11-203 Joe Novello - requested the Board to consider metal roofs to replace the asphalt roofs. There is a high cost up front, but consider the reduction for insurance for the owner & the condo association; offers lower cost for electricity; environmentally friendly; values go up; the life & maintenance of asphalt roofs vs metal. Contact a representative for information; do a cash flow and analysis to make a decision.

John Mears responded the shop may be done with a metal roof to see how it works and holds up. There are some buildings scheduled for roof replacement next year if needed and metal roofs will be considered.

John Mears made a motion to adjourn; seconded by Thomas Edwards. All in favor; motion carried.

The meeting was adjourned at 7:26 p.m.

Respectfully submitted,

Karen Vertesch, Secretary

