RIVER CLUB OF MARTIN COUNTY, INC.
6/15/2022 BOARD MEETING

The meeting was called to order at 7:05 p.m. followed by the Pledge of Allegiance.

Calling of the Roll: Ken Kusen, President; Tony King, Vice President; Lawrence (Larry) Hanlon, Director; Karen Vertesch, Secretary; Thomas Edwards, Treasurer/Officer; & Loretta Gill, Director at Large, on Zoom.

Proof of Notice of Meeting: The Notice was posted on 6/13/2022 followed by an email distribution.

Reading/Disposal of the Board Meeting Minutes and Organizational Meeting Minutes of 6/13/2022: Tony King made a motion to approve the Board Meeting minutes and Organizational Meeting minutes as written; seconded by Loretta Gill. All in favor, motion carried.

Old Business:

Ken Kusen commented that in the meeting of 4/27/2022 John Mears, President, made a motion to contact EUSI for the construction of the sheet piling wall behind Building 1.

Ken Kusen made a motion to rescind that motion and not negotiate it at this point; seconded by Larry Hanlon. All in favor, motion carried.

Ken Kusen commented that in the meeting of 4/27/2022 John Mears, President, made a motion for Thomas Edwards and John Mears, President, to go to the Bank to negotiate a loan for the purpose of financing the sheet pile wall.

Ken Kusen made a motion to rescind that motion; seconded by Tony King. All in favor, motion carried.

Officer Reports: Building 1 Issues:

Tony King, Vice President, reported Bowman, a Survey Company and Civil Engineer, will be placing survey markers, submitting a bid and working with

a civil engineering group to get the work done. Captec is another local civil engineering group that has been contacted, but has not returned the call. Mathers Structural Engineering will schedule a date with the Board and unit owners to inspect every unit. They also work with civil engineers that will look at the slope and drainage issues.

Ken Kusen commented a notice will be sent to each owner in Building 1 to submit, via email to River Club, a letter stating what their concerns or issues are in their unit and any repairs that have been made. The engineer will have your specific place of concern noted in order to find the cause of the problem. Types of defects are found in every cement block; therefore, a digital survey of the building will be done to determine what is happening with the building.

The other issue with Building 1 is the embankment. Civil Engineers will be involved to look at the grade of the slope and what is causing the erosion. The resolution may be to bring in fill, regrade the whole area, put material, Geotech membrane, on the slope, and rocks to protect it which would also collect the mangroves; and get rid of all the downspout extensions that are eroding the bank. The Civil Engineers will give us their opinion.

The drainage project was stopped since the water from the downspouts cannot go into the creek or the wetlands; this was a proposal and not a contract.

Ken Kusen, President, reported on the QXC Update:

QXC, replacing AT&T, offers two fire sticks with their app, allowing you to get the local channels and a lineup of channels similar to the AT&T UVerse program. Sometime in July, QXC will be contacting unit owners by phone for permission to enter the unit to install the fiber termination plate. The next phase is installing the WI-FI modem/hotspot in each unit.

The TV portion will be hands-on instruction on how to use it in the September - October time frame. You will have to be here for this part of the orientation or schedule an appointment prior to your arrival. The target date to go live with QXC and disconnect with AT&T is November 1st.

There is a plan in place for returning the AT&T equipment. Each unit owner is responsible for returning their equipment or will be charged by

AT&T if not returned by a designated date. Detailed information by the Board will follow for this procedure.

Zoom Portion of the Meetings: There is a problem with the video and voices cutting in and out. Once the new internet is installed, there should be no issues. Plans are also in place to project onto the TV screen for a better view and communications with the Zoomers.   Ken thanked Thomas Edward for his help during the previous meetings.

Thomas Edwards commented that a volunteer is needed to assist with the Zoom portion of the meeting. If someone is interested, please let us know.

Questions regarding:

Who to call for emergencies or repair after hours?

Response: Any Board Member or Park Place Management Company for an emergency; a work order or email to the Office for repair.

A thermostat for the Game Room?   Response: There is one in the Office.   Tony commented he ordered a thermostat for that room previously, but was told it was not possible with the Nest product. It can be revisited.

Newsletter: Ken Kusen was thanked for his newsletter and commented that another newsletter would be going out after the meeting.

Ken Kusen made a motion to adjourn; seconded by Larry Hanlon. All in favor, motion carried.

The meeting adjourned at 7:40 p.m.

Respectfully submitted,

Karen Vertesch, Secretary