RIVER CLUB OF MARTIN COUNTY, INC.
0714/2021 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; Kelly Schulz, Director; and Loretta Gill, Director at Large on Zoom.

Proof of Notice of Meeting: Karen Vertesch, Secretary, stated the notice was posted on 6/30/2021 followed by an email distribution and an additional email was sent as a reminder on 7/12/2021 for the meeting.

Reading/Disposal of the Minutes of 6/9/2021: 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 as of June 30, 2021 Cash & Other Assets at $777,000 of which $658,000 is in Reserves, with a loss of $4,300 due to accounts paid in advance. The Shoreline Reserve has $13,700 allocated for the River; and $39,000 for the Creek. Concrete Restoration was budgeted for $50,000 for the year; the total through June is $26,165 with $6,000 for July due to unforeseen issues. Assessments paid in advance total $49,000. Thank you to those residents.

Kelly Schulz made a motion to accept the Treasurer's report as given, seconded by Nancy Keough. All in favor; motion carried.

Karen Vertesch, Secretary, stated that Jon Korda had put the Bldg. 1/ Shoreline report by Roger Baber, engineer, on the owner's website.

John Mears, President, reported there were some issues and complications with Concrete Restoration on Bldg. 4 that have been resolved.

Art DeMartini, Bldg. 1-201 expressed his disappointment and acted on it by sending an email concerning Bldg 1 and the Shoreline Restoration. Julie Pike read the following email:

Building One Concern: For Review of the Entire Board

7 messages

Art DeMartini <artdemartini@icloud.com> Fri, Jun 25, 2021 at 12:46 PM
To: River Club <riverclubofmartincounty@gmail.com>

When I came to River Club in 2015 I had no idea what expect from an HOA or the Board that manages it. So far the experience has been frustrating and of late upsetting.

Unbeknownst to me at the same time I was buying the 1-201 condo a study was being reviewed that I have now read. My interpretation is clearly different than yours. This building has had defects from day one and now there is inexplicable pushback on taking steps to rectify them. I consider the foundation and shoreline issues one and the same. I don't feel that the Board has expressed any urgency in solving it. At best the engineer seems slow to grasp his role and fails to impress.

The 2015 study was apparently not shared with owners and I have talked to one Board member from that time who says they did not see it either. It was also apparently not read by the Board when the rip rap was approved. Why?

The incredibly tragic collapse of a building almost the same age as building one in Miami the other day is haunting. The attached article describes how the owners of that building in Miami had already won a suit brought against their own Board over the cracks and settling.

It is unthinkable that building one at River Club would experience total failure. But the tragedy in Miami should be a wake up call that problems like ours cannot be swept away forever. I encourage you to review the attached article thoroughly. The details are strikingly familiar. Then consider funding the best possible fix, not the cheapest. I cannot conceive funding such a project without an assessment which some Board members fear. Why? Putting us all in long term debt is not a smart alternative.

https://nypost.com/2021/06/25/lawsuits-were-filed-about-cracks-in-collapsed-florida-condo-report/

At the rate things are proceeding my daughter's might well inherit a condo that requires monthly dues but which is no longer salable. As a responsible parent I aim too make sure this does not happen.

If you care to contact me about my concerns by phone or email you will find me ready to talk, listen and learn.

I will definitely be listening on July 14. Your practice of not allowing us to speak via Zoom seems an intentional effort to block real discussion.

Art DeMartini
artdemartini@icloud.com
715-614-0069

John Mears addressed Art DeMartini's concerns:

1) **The engineering study in 2015 did not point to a catastrophic situation. The current situation is not an emergency.**

Old Business:

a) Cable TV: John Mears met with the attorney to finalize the contract for 10 years with specific requests and to submit to QXC for a response. There is an option every 2 years to redo the lineup and we're locked in on a good price on the internet for the next 10 years.

b) Parking Rules: John Mears reported the Board had only given 10 days notice as opposed to the 14 day notice required and requested to have the motion repeated for final approval.

Nancy Keough made a motion regarding Section 8, Rule 1: Each owner has an assigned parking space with a number corresponding to the unit number for their passenger vehicle. The owner's vehicle will be parked in their assigned parking space before utilizing an unnumbered guest parking space. Owners may use a guest parking space for a second personal vehicle if their first vehicle is occupying their assigned parking space. If an owner is leaving for longer than 48 hours and leaving only one vehicle parked at River Club, this vehicle will be parked in the owner's assigned parking space; seconded by Kelly Schulz.

Discussion: A question arose asking why this was an issue? Response: This has become an issue in regards to Bldgs. 10 & 13 where there are some parking issues.

Call for the vote: All in favor; motion carried.

c) Condo Documents Update: John Mears stated Jon Korda has put together a comprehensive package all inclusive, that has been reviewed by the Board members and the attorney to be submitted to the owners.

Nancy Keough made a motion to approve the mailing and proposed changes to the Declarations, By-Laws and Articles of Incorporation of River Club of Martin County to the membership for their approval; seconded by Thomas Edwards.

Discussion: A question arose regarding the number of people needed for approval? Response: There are different percentages for each document; we are looking for 51% in favor; 96 owners.

Call for the vote: All in favor; motion carried.

d) Building 1/Shoreline: John Mears commented Zoom would not be for participation; please email in advance to address any issue or after the meeting for a response.

2) I have full confidence in Roger Baber as our engineer. He has directed our concrete restoration and was the engineer in the construction of our new dock
3) The shoreline restoration and the drainage redirection is being done to prevent further erosion and to stabilize the foundation of Bldg. 1. We have engaged the engineer to draw the plans, issue requests for proposals and oversee the construction.
4) It's my understanding that the 2015 study was thoroughly discussed with the Board members and residents of Bldg. 1, according to Ken Kusen. It was determined by that Board that no action was needed. It was true that when the rip rap was approved in the fall of 2019, all the Board members were not aware of the 2015 study. The rip rap was approved because the Board assumed that the vinyl wall was a capital improvement that would require the approval of the entire community. It has since been determined by our legal counsel that the current engineering study recommendation is a maintenance issue that the Board has the power to authorize.
5) We are avoiding a special assessment to remediate Bldg. 1 issues because we do not feel the \$200-\$250,000 cost justifies a special assessment. Shoreline restoration reserves will be around \$100,000 by the end of 2021 and another \$100,000 will go into the reserve fund next year. I have suggested and continue to believe that we need to secure a \$200,000 credit line that would allow us to fund any short term cash needs.
6) Our Board is responsible and will continue to be responsible for the safe occupancy of our owners' units.

John Mears commented that he received an update from Roger Baber, the engineer with Marine - Civil - Restoration. They are in process of preparing a design and bid specification for a high capacity retaining wall suitable to the conditions at Building 1. The system will consist of 950 Series Shoreguard vinyl sheet piles with a reinforced concrete cap. The wall will be stabilized with cast in place reinforced concrete anchor blocks. The retaining design will be provided to contractors while a suitable drainage plan is developed, which is an important component of the system.

Discussion: Thomas Edwards explained the budgeted reserves vs a special assessment which should only be used in case of emergency.

He also commented that not allowing Zoom members to talk is not the issue. We do not have a "tech" person to monitor Zoom while the Board is trying to focus on their meeting. Currently, no one has volunteered to monitor the Zoom portion.

Nancy Keough agreed with Tom and reiterated it is not to limit participation, but someone willing to step up. She also thanked Art for submitting his email to keep the Board in the loop and respond to his issues.

Karen Vertesch commented that the last newsletter noted if there were any questions for the Board prior to or after the meeting to email them to the River Club email to her attention. She will get them to the Board/Board member to answer your question at that meeting, or afterwards without waiting for the next meeting.

#14-101 Lindsay Lugo - had questions regarding the shoreline restoration costs vs reserves which is a predetermined cost that is collected monthly; has it been budgeted for? Has there been any effort to seek grants from FEMA which are available for shoreline restoration work with Martin County to work in conjunction to design and supplement our costs. She hopes the Board is pursuing these avenues to alleviate costs in these matters. It is a special assessment vs a higher monthly assessment. It is more attractive and easier to maintain for buyers to have a lower monthly assessment. She volunteered to assist the Board to secure grants, to contact FEMA or to see if someone would make a plan and recommendations.

Regarding the savings on Cable TV, she wants to see the reduction in the monthly assessment rather than using the money for something else.

Thomas Edwards responded that in the fall of 2019 the shoreline reserve was budgeted for $41,000, but then the cost had increased to $65,000 for the rip rap. A vinyl wall was recommended for $110,000 which has now gone up to $200-$250,000 with additional requirements needed.

He also stated the Treasurer and the Budget Committee go through every single item, line by line every year and charge for that anticipated cost for that year. If the Cable TV goes down, we'll estimate the calculation for the year and that's what you will pay.

#12-203 Tony King stated the grant process will not apply since it is not the shoreline.

#7-102 Keith Palant commended the Board for their due diligence. We always have had a Reserve for the Shoreline. Reserves are required by HOA1 in Florida unless a specified percentage of the owners vote against it which would involve a special assessment. We are all responsible for that building.

New Business:

1) **Commercial Dumpster: John Mears reported the operational cost for 2019 was $3,800; 2020 the cost was $3,500 and for 2021 to date the cost is approximately $2,800. It has been an issue when people abuse it and overload it. There is a camera that assists to identify the owner to empty or bring it down to it's operational mode. Our Waste Management Company does not like it when couches or commercial TVs or air conditioners are placed in their garbage bins.**

   #12-205 Bonnie Kocur suggested that the Board give permission to the owner to use a Pod when remodeling or moving, in their parking space for a couple of days, to eliminate overloading the dumpster. If you canvassed the other condos, they do not have this opportunity, but would have to call a charity or dump it themselves.

   Discussion: It is a benefit for the residents; monitor it to avoid overloading it; and if you realize the bin is getting high call the office to report it.

   #10-108 Linda Crichton was requested to read a letter about her quad in Bldg. 10 that had lost electricity Saturday at 6:30 a.m.; it returned at 1 p.m. When questioned, FPL responded it was bad wiring; it happens.

   Thomas Edwards made a motion to adjourn; seconded by Kelly Schulz. All in favor; motion carried

   The meeting adjourned at 7:30 p.m.

Respectfully submitted,

Karen Vertesch, Secretary