

RIVER CLUB OF MARTIN COUNTY, INC.
9/15/2021 Board Meeting

The meeting was called to order at 6:45 p.m.

Calling of the Roll: John Mears, President; Nancy Keough, Vice President; Thomas Edwards, Treasurer; Kelly Schulz, Director; Karen Vertesch, Secretary; and Loretta Gill, Director at Large on Zoom.

Proof of Notice of Meeting: Karen Vertesch, Secretary, reported the Notice was posted on September 1, 2021 followed by an email distribution.

Reading/Disposal of the Meeting Minutes of 8/18/2021: 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 August 31, 2021 Cash & Other Assets total \$784,400 of which \$690,400 are in Reserve Accounts. The loss of \$8,400 is due to \$10,000 in Termite expense; \$4,300 for underground repair; and \$7,200 over budget in Concrete Restoration.

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

Loretta Gill, Director at Large, commented that the Landscape Committee is still waiting for the quote from 707 Landscape for the budget. John Mears reiterated that 707 has not been able to cut the Palm trees due to Covid and labor problems.

Old Business:

- a) Plans for Shoreline Restoration: Kelly Schultz, Director, met with Phil Bollman and Roger Baber, Engineer, to review the plans for the Building 1/Shoreline Restoration, and made a couple of suggestions to finalize the plans.

John Mears thanked Kelly Schulz and Phil Bollman for their work on the project which is estimated to be approximately \$200,000, and stated the plans would be available in the office for review.

John Mears made a motion to approve the plans Roger Baber submitted with the changes suggested by Kelly Schulz and Phil Bollman and to allow Roger Baber to get proposals from various contractors; seconded by Nancy Keough. All in favor, motion carried.

- b) **Parking Rules:** No amendment was submitted. No Action was taken.

New Business:

- a) **Establish Credit Line with the Bank:** John Mears stated the Credit Line is not tied into the Shoreline Restoration, but there are uncertainties with the increase in Property Insurance, Termite expense, Concrete Restoration and now the change in regulations for Flood Insurance.

John Mears made a motion for an approval from the Board to talk to the Bank regarding a Credit Line; seconded by Thomas Edwards.

A discussion ensued with Board members Kelly Schulz, Nancy Keough & Loretta Gill voicing their concerns regarding the establishment of a credit line. Other residents that voiced their concerns were: Ken Kusen, Phil Bollman and Keith Palant.

John Mears responded to their comments and concerns; and an explanation was given by Thomas Edwards regarding operations and the budgeting process.

Call for the Vote: 2 For ; 3 Against; motion denied.

- b) **Architectural Review Request - Bldg. 4-106:** Mr. & Mrs. Everman resubmitted a proposal to the Board to enclose their patio with impact glass that replaces the screen, which was denied by the Architectural Review Committee. They stated the impact glass is the exact footprint of the screen and understand that any change to their patio, known as a “wet area”, is the responsibility of the owner.

John Mears stated the Evermans' are looking for an approval from the Board for the installation of the impact windows with the understanding that once any change has been made, there is no recourse against the Association.

Call for the Question: All in favor, motion carried.

John Mears thanked Stewart Keefe for all of her work in not only protecting the interests of River Club but also the residents; it is appreciated.

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

The Meeting was adjourned at 7:30 p.m.

Respectfully submitted, Karen Vertesch, Secretary

