RIVER CLUB OF MARTIN COUNTY, INC.
9/27/2023 BOARD MEETING

The meeting was called to order at 10 a.m. followed by the Pledge of Allegiance

Calling of the Roll: Tony King, Vice President; Eric Vermilye, Director; Karen Vertesch, Secretary; Thomas Edwards, Treasurer/Officer; Jon Korda, Communications Officer

Proof of Notice of Meeting: The Notice was posted on 9/25/2023 followed by an email distribution.

Reading/Disposal of the minutes of 5/18/2023: Eric Vermilye made a motion to approve the minutes as written; seconded by Karen Vertesch. All in favor, motion carried.

Officer Reports:

Eric Vermilye, Director, reported on the following:

1) **Building #14 water pressure has been resolved.**
2) **Mark Jennings cleans the A/C wells & found some that had not been maintained correctly. They must be cleaned annually.**
3) **Mark & Carl Peterson changed lights to LED bulbs & painted the striping on the emergency pathway guides on the blacktop.**
4) **Cheryl Hanlon supervised in getting the Gym equipment repaired.**
5) **Larry Hanlon recommended engineers and Terry McKeefe assisted with some smaller projects.**
6) **Linda Crichton assisted in minimizing the 911 Response Time for the community.**
7) **Grills - Tom Kocur volunteered to rebuild the grill; Carl Peterson order the parts ……all three grills were repaired for under $200.**
8) **Keith Palant and Jon Kord continually monitor the security system.**
9) **The first stage of the parking lot repair has been completed. The new schedule is October 25th which will take 4 to 5 days to complete. Volunteers will be needed to help with the one-way traffic lane. Please contact Eric if you will be able to help.**
10) **A/C units were taxed over the summer. Please do not mess with**

the A/C units; ask for help for any event or activity in the clubhouse.
A suggestion was also made to put a timer in the Gym.
Eric thanked everyone that helped; it was greatly appreciated.

Office Reports:

Thomas Edwards, Treasurer, reported as of 8/31/2023, Cash and Other Assets total $ l,240,000.00; Reserves at $ l,100.00.00 with an Income of $16,000.00   Roof Reserves currently total $ 574,000.00.

Karen Vertesch made a motion to approve the Treasurer's report as given; seconded by Eric Vermilye. All in favor; motion carried.

Tony King, Vice President, commented that a 7 month Certificate of Deposit in the amount of $225,000 was purchased after the May meeting which should bring in approximately $5,700 in interest.   The Sweep and the Money Market Accounts are bringing in just under 3 ½%.; at the end of the year interest should total approximately $17,000.

Reserve Study: This has been suggested in the past. Since things are getting more complicated with the economy, price of materials and labor, a Reserve Study has been commissioned which will take place in mid October to be completed by the end of the year with a cost of $6,500 for validation of the budget or if a change is needed.

Old Business:

Warner Creek Shoreline: Three quotes are required when spending over 5% of the budget; we only have two quotes currently. Phil Bollman gave a list of prospects resulting in one company responding. A meeting has been set up for next week.

Keith Palant remarked that dredging will be done within 2 years from the St. Lucie Inlet to I-95. The dredge material will go up through Warner Creek and under the bridge to sit for 5 years to be tested as additional information for the engineers working on Warner Creek.

New Business:

1) Insurance Deductibles: Last year, the Budget Committee decided to take the 5% instead of the 3% deductible to cut down on the huge increase on the General Liability Insurance. This has to be voted on by the Board and approved in the minutes.

Karen Vertesch made a motion to approve taking the insurance deductible from 3% to 5%; seconded by Eric Vermilye.

Discussion: Douglas Ashley had several questions regarding the Insurance Deductibles. Response: The 3% to5% deductible has to do with the General Liability Insurance not the sinkhole coverage. Citizens Insurance is the last resort; there is not an option for us.

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

2) Architectural Review Guidelines: Insurance is going skyhigh. Part of that is we don't meet wind mitigation standards in order to get discounts; known as Miami Dade County or High Velocity Hurricane Zone (HVHZ) or ASTM E 1996 Impact Rating Wind Mitigation.

Once a Building gets to Miami Dade Code, the insurance company is contacted for inspection & the benefit of a 20% discount. After all buildings meet the standards, the benefit is approximately $80,000 a year. That's a savings of $425 per unit. Part of this is to get your doors done. If you are in a Phase 1 Unit , an accordion shutter is an option but not for Phase 11 with the out swing door.

3) Amendment to Declarations: Next year we are planning to have everyone bring their units up to Miami Dade County Code. This is an investment in your future and your neighbor's future. If there is one unit in the building that doesn't meet the code; then there is no discount. Eric pointed out that only Licensed Wind Mitigation Inspectors can determine if a unit meets Miami-Dade County Code. To call the insurance company to inspect a building for compliance and associated discount, we would need each owner to get a passing inspection then forward a copy of the paperwork to the office.

Currently, our documents are Martin County Code as opposed to Miami Dade County Code which need to be amended as advised by our lawyer. This will be sent out for a vote to the community. Once approved, everyone must be compliant; or it goes to arbitration which may involve fees. We hope everyone understands this is for the betterment of the community and safety.

Keith Palant suggested using the 2024 Annual Meeting to pass out voting ballots and then mail out ballots to the absentee residents.

4) 2023 Rules & Regulations: Karen Vertesch made a motion to approve the new regulations of the 9/24-/23 modification as written; seconded by Eric Vermilye.

Discussion: Tony King mentioned that the Wind Mitigation standards are included to support the new architectural review standards. The second floor in the Phase 11 patios are in need of additional concrete restoration. The concrete repair will be identified, prioritized and done by buildings. The Vendor Registration Form will be required & submitted to the Board for approval prior to starting the project which is also included in the R& R's.

Thomas Edwards made a recommendation regarding the Club House Rental (Private) to add the words "per calendar day" for the $200.00 Rental. The Grill/Deck/Pool area cannot be reserved for private functions.

Stepping Stones also known as pavers are authorized to get through the mulch area.

Tony stated that a copy of the Rules & Regs. will be sent out with the changes highlighted.

Discussion: Comments were made that the Club House should not be rented out for private parties.   Response: That is an option provided to the residents for one day, afternoon & evening; the resident's right, since the residents own the club house. There Is a security deposit designated for cleaning, damages, etc.

Jon Korda also stated violations will have fines:

- Dumping of non-acceptable debris (tires, paint,etc) $ 250.00
- Non-compliance - Declaration 5.4 regarding hurricane protection $ TBD
- Not picking up ESA/Service animal waste or following Rules $ 50.00
- Parking, etc.

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

5) Commission - Budget Committee:The Board has commissioned the Budget Committee with Jon Korda as Chairman. The budget is in the position of what we have spent, what is needed for the end of the year and what is on the agenda for the next few years. In order to get the Budget approved, it has to go through a committee process. If anyone wants to be on the committee, please contact Jon Korda.

Karen Vertesch made a motion to adjourn, seconded by Eric Vermilye. All in favor, motion carried.   The meeting adjourned at 11:40 a.m.

Respectfully submitted,   Karen Vertesch, Secretary