

**RIVER CLUB OF MARTIN COUNTY, INC.
9/2/2022 BOARD MEETING**

The meeting was called to order at 4 p.m. followed by the Pledge of Allegiance.

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

Proof of Notice of Meeting: Karen Vertesch stated the Notice was posted on 8/31/2022 followed by an email distribution.

Reading/Disposal of the minutes of 6/29/2022: To be ratified at the next Board Meeting.

Reports of Officers:

Thomas Edwards, Treasurer, reported the financials were not available, but there are sufficient funds to cover the Reserves at the end of the year with the \$77,000 in Prepaid Insurance. He thanked everyone last year that prepaid their common fee in advance and asked if it could be considered again for this year.

Larry Hanlon, Director/Maintenance, reported on the following completed projects:

- Red Roof repaired Buildings 1 and 2 leaks.
- Thermostats were installed in the Pool bath house, set at 78 degrees
- Thermostats were also installed in the Club House and Game Room to be reset at 78 degrees when leaving.
- The Game Room flow switch has been changed to correct leaks.
- A new door was installed at the Workshop with the same key access.
- The doors to the Club House & Pool area have been reworked for entry with the same key access.
- In the process of getting estimates to paint the handrails on Buildings 3 & other Buildings as needed.

Tony King, Director/Facilities, thanked Mark Jennings and Carl Peterson for their help. He stated the Budget meeting was more of a fact finding teleconference to determine what can be spent with the \$56,000 surplus by the end of the year. Items to be considered were:

- **Set up a reserve account for tree replacement when trees die.**
- **Set up a Reserve for termite/pest control damage.**
- **Metal roofing on the maintenance building which would be a capital improvement vs maintenance.**

Ken remarked estimates received last week for metal roofs were \$82k & \$97k vs \$39k for shingles; quotes are available for review.

- **Equipment upgrades.**
- **Paving will take approximately a year to plan at the cost of \$350k, currently we have \$180k. There is a possibility that specific areas can be repaired or resealed.**
- **Approval is needed for a proposal to propose a resolution for the embankment behind Building 1.**
- **Other items for consideration are: concrete restoration, staff salary, Legal and the Management Company.**

New Business:

- 1) Pool Furniture - Cheryl Hanlon has researched pricing on restrapping the pool chairs, replacing the hardware and adding 5 end tables for cost of \$3,622.10. Thank you.**

Tony King made a motion to accept the proposal for the repair and additional pool furniture for the cost of \$3,622,10; seconded by Karen Vertesch. All in favor, motion carried.

- 2) Club House Shutters - A quote of \$14,430.88 was received to replace the old panel shutters with accordion type shutters for the windows and doors of the Club House and the Game Room.**

Karen Vertesch made a motion to accept the proposal for the replacement of the old panel shutters for accordion shutters at the quoted amount of \$14,330.88; seconded by Ton King. All in favor, motion carried.

- 3) Removal of Areca Palms - To stop the spread of disease of the Areca plants around the property, the request is to approve the quote of \$6,600 to cut down all the Areca trees and remove or grind up the stumps. Other non palms or sod would be planted in their place.**

Karen Vertesch made a motion to cut down the Areca Palms and remove or grind down the stumps for the quote of \$6.600 from 707 Landscaping; seconded by Tony King. All in favor, motion carried.

- 4) QXC - A recent flyer went out explaining the install process. Their Customer Representative will be contacting everyone to set up an account and inquire on basic services needed. An appointment will Also be set up for training on the firesticks.**

AT&T will terminate the Bulk Contract with River Club on Nov 1st. Everyone must call AT&T to cancel their contract on or by Nov. 1st . AT&T will provide instructions on how to return or recycle the equipment.

- 5) TOPS Software - Our TOPS software is outdated. There is a new version of TOPS, accounting software, for \$400 per month vs \$224 with our present version. Currently, Jon Korda is researching other companies.**
- 6) Building 1 Structural & Embankment - In October there will be a second reading on the 32 markers that were put out and the survey of the elevation for comparisons. We have received a proposal for a Detailed Proposal from the Civil Engineer on how to fix it, basically with Rip Rap, regrading, Geotech fabric and addressing how the rain water is handled.**

Tony King made a motion to go forward for the proposal to do a Detailed Proposal behind the embankment of Building 1 in the amount of \$13,000 in two phases, with \$1,500 for a retainer, seconded by Karen Vertesch.

Discussion: It is an aggressive idea to find out the best solutions.

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

Tony King made a motion to adjourn, seconded by Kaen Vertesch. All in favor, motion carried.

The meeting adjourned at 4:55 p.m.

Respectfully submitted,

Karen Vertesch, Secretary

