

RIVER CLUB REVIEW

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The Official News Letter of the River Club Board of Directors

December 2018

Welcome to the 2019 Season. We are starting to see some of our seasonal residents returning. To those of you still planning your return, please have a safe trip and we hope to see you soon. Also, feel free to check in with Cindy upon your arrival. The office hours are currently Monday - Thursday, 9 a.m. - 1 p.m. and closed on Friday.

MERRY CHRISTMAS!

HAPPY HOLIDAYS!

COMPLETED PROJECTS IN 2018:

Concrete Restoration: Buildings 6, 7, 8, & 11

Flat Roof Repair: Buildings 5, 6, 7, 8 & 13

Shoreline rip-rap restoration with 270 tons of new rock placed in damaged areas

Office & Club House: Our computer and back-up program were upgraded along with a TV monitor installed for announcements and activities postings. Thanks to John Korda

COMMITTEE HAPPENINGS:

Landscaping:

- Sourcing studies by the University of Florida, a list of permitted & non-permitted plants was developed and posted to the website. Please remember all new plantings must be approved by your board.
- 2600+ bags of mulch were spread, the preserve & bushes at the entrance were trimmed back, snake plants removed, and patio plants pruned.

Thank you to the committee: Chip Bellows, Johanna Mabee, John Gill, & Dave Gatto

Association Website:

- Developed to be compliant with Florida Statute 718 (Condominium Act)
- Supports Blizz web meeting program for remote interaction of the membership during board meetings
- Improved access to our current Phone Directory, Governing Documents, Annual Budget and Audit, Contracts, Bids, and Notifications
- Go Daddy based, so there's room for expansion, i.e.; on-line work orders, etc.

Thank you to the committee: Jon Korda, Chip Bellows, Joe Novello, and Art DeMartini

Our Surveillance System was upgraded and cameras were replaced in the Club House, Gate House, Game Room, Exercise Room, Commercial Dumpster, Maintenance Building and Dock Entrance.

Thank you to the committee: Carl Peterson, Jon Korda, Chip Bellows, Jimmy Crichton

Our Proposed Budget was approved for 2019. Attached is the Reserve Schedule used for determining our reserve funding. The ~13% increase in maintenance fees can be attributed to the new building codes pertaining to the air conditioner stands mounted to the flat roofs and the premature failure of the last half of flat roofs. Concrete Restoration (buildings 9 & 12 are next in 2019) and General Insurance (General Liability rate hike & financing) also contributed. As such, our Common Charge for 2019 will be ~\$440 per unit per month, year-end expense dependent.

Thanks to the committee: Linda Crichton, Sue Greer, Johanna Mabee & Tom Edwards

We've had a lot of new residents lately, so thanks out to Bonnie Kocur for completing all of the screening interviews and to Linda Crichton for those warm welcomes.

As always, we appreciate everyone's help and support by reading and adhering to our Rules and Regulations and just plain being good neighbors. When allowing use of your unit for friends and family, please leave out a copy for your guests to read, so they don't get surprised when approached by fellow unit owners for needless infractions. Copies can be picked up in the office or printed from the website at www.rcmowners.org. If you do not have a password set-up yet, please tap "forgot password" there to get one.

Your Board of Directors

Tony King - Phil Bollman - Thomas Edwards - Karen Vertesch - Chip Bellows