

RIVER CLUB REVIEW

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The Official Newsletter of the River Club Board of Directors

February - April 2020

Office Hours: Monday through Thursday: 9 a.m. to 1 p.m.

Board Member Reports:

John Mears, President, cancelled the workshop meeting in March due to the Coronavirus (COVID-19). This meeting regarding the future administration of the River Club will be rescheduled for next year.

The paperwork for the permit for the Warner Creek restoration has been submitted to Martin County to review prior to the inspection. Notification will be given when the project will start

Chip Bellows, Vice President, thanked the Landscape Committee for doing a great job in trimming & removing dead shrubs and replanting shrubs around the condos which saved an estimated \$20,000 for the River Club. He also stated there will be no planting during the summer months. Keith Palant and Judy Hlavacek volunteered to send the copy of work orders and pictures of the work to John Gill. Some of the work orders may be addressed or be placed on hold depending upon the criticality.

Thomas Edwards, Treasurer, reported as of March 31st, liquid Cash was \$163,000, CD's \$341,000 for a total amount of \$504,000. Total Reserves were \$484,000 with \$20,438 in the Operating account. There are a few items over budget; ie, water & sewer, concrete restoration and tree trimming, that will be back in line over the summer.

Karen Vertesch, Secretary, followed up on a suggestion regarding Recycling. Waste Management was contacted to request 2 additional totters for December through April which have to be approved by the city. Waste Management flyers

have been posted to the Bulletin Boards and will be emailed at the beginning and mid year as a friendly reminder to recycling procedures.

A suggestion regarding Website training was received, but will not be addressed until next year.

Committee Reports:

2021 Budget Committee: Tom Edwards, Representative for the Committee, will work on the spreadsheets as a starting point for the Committee. John Mears will be on the Committee with the following residents that volunteered: Tony King, Susan Greer and Debbie Gatto. If anyone is interested in joining the Committee please contact Tom Edwards.

Rules & Regulations Committee: Tom Edwards reviewed all the rules, made suggestions and passed them on to Nancy Keough, ChairPerson, for the Committee. A suggestion was received and given to the Rules & Regulations Committee regarding, grills, storage needs, hanging plants and bulletin boards to initiate action by placing them on a future BOD agenda.

We need people on the Committee that are interested in all of the R&Rs. These are the resident's Rules & Regulations, the Board just enforces them.

Storage Unit Project - A committee of concerned River Club residents has been formed to address the issue of storage needs. They are proposing that storage units be built on River Club common property and leased to River Club residents. The storage units would be 5x5 and 5x10 with a 25 year lease ownership and would not be an additional cost to River Club residents.

Before any work can be done, the River Club owners have to vote on whether the storage units can be built on any of the common ground. A ballot with the specifications of the proposed storage units will be sent out to each owner. For the proposal to be considered, 95 owners must respond by sending in their ballot. If there is not an overwhelming majority of residents in favor of this endeavor, the storage units will not be built. The Board was given a complete package of material by the Storage Bin Committee. The proposal has been tabled for final review.

Architectural Review Committee - The Committee had another successful season. We know that over the summer some of you will make plans to install some upgrades to your condo, and we are here to help if those home improvements include windows doors and/or patio enclosures.

These replacements require approval so you will want to visit the River Club website (rcmcowners.org) and select the ARC tab. You will see photos of approved window, door and enclosure options; read about specifics such as window tints and find a downloadable permit. PLEASE do not undertake any of these projects without following the guidelines as you could face extra expense if the materials or installation don't meet the requirements, or if damage is done to your neighbor's property during the install. These things happen but are avoidable. Please let us help you navigate the process.

River Club Survey - Chip Bellows stated the demographics of the River Club are changing and a survey of what the resident desire for the River Club in the coming years needs to be put together to guide the BOD in their decision making. This is something the Board will have to consider for a future endeavor.

Kayak Launch & Storage - This project is on hold until the Warner Creek shoreline restoration is completed. This will be undertaken in the fall.

Friendly Reminders

Entrance to the River Club: PLEASE as a safety factor, walk in the "Out" and walk out the "In". Always face the traffic !

Before Leaving:

- Empty your refrigerator & freezer.**
- Turn off your water; hot water heater & wash machine.**
- Leave one or more fans on for circulation.**
- Have someone check your unit every two weeks.**

We always appreciate everyone's help and support by reading and adhering to the Rules & Regulations.

Your Board of Directors

John Mears, Chip Bellows, Thomas Edwards, Loretta Gill, Karen Vertesch

NOTE: This notice is posted on the River Club website at: rcmcowners.org.

