

River Club of Martin County Condominium Association, Inc.  
C/O Watson Association Management  
1648 SE Port St. Lucie Blvd., Port St. Lucie, Florida, 34952  
(772) 871-0004 FAX (772) 871-0005

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Date: Saturday, January 11, 2025  
Time: 9:00 a.m.  
Place: River Club of Martin County Clubhouse and Zoom

<https://us02web.zoom.us/j/83193782120?pwd=q0pM5aZGSoXt7NsZ89NQaG6Ca5uy7Z.1>

Meeting ID: 831 9378 2120  
Passcode: 769365

MINUTES

1. Call to Order: 9:05.
2. Establish a Quorum: With 74 present in person and proxy, a quorum was established.
3. Proof of Notice of Meeting: Notarized Mailing Affidavit Presented
4. Reading or Disposal of the previous Annual Meeting Minutes:
5. Reports of Officers: Ashley Buss LCAM read Tom's treasurer report stating that year end cash will be approx. \$1,333,553.86.
6. Waiver of Election of Candidates- There was one (1) vacancy for the Board of Directors and one (1) submitted their names for candidacy, Enid Nieves, therefore there is no need for an election.
7. Introduction of New Members of the Board of Directors:  
Enid Nieves, Term Ends: 12/31/27  
Tony King, Term Ends: 12/31/26  
Karen Vertesch, Term Ends: 12/31/25  
Eric Vermilye, Term Ends: 12/31/26
8. Open Discussion of Members:
  1. Lindsey Lugo 14-101- Asked question regarding roofing warranty.  
Eric stated he will review the warranty at next meeting with roof contractor.
  2. Jon Korda- Asked question regarding status of insurance claim. Eric stated it is still in deposition stage.

3. Steve Quinlan- Asked question regarding concrete restoration. Eric stated that the board is reviewing bids and will approve a bid asap, but work will not start until roofs are done.
4. Maureen- Asked question regarding A/R. Ashley stated that Watson/River Club follows the declaration and FL Statutes for collections.
5. Jon Korda- Asked question regarding roof timeline. Eric stated that we will notify residents of timeline etc. Eric also stated that we may need to replace a number of skylights during the project as well.
6. Deb King 13-105- Asked question regarding A/R timelines, asked question about committee timelines, and updated on Club on the River membership.
7. Deb Gatto 11-104- Thanked Chris Brennan for his services on the board. Asked question regarding RFP and specs. Eric and Chris clarified bid processes.
8. Doug Ashley 5-208- Asked question regarding contracts on website. Eric advised we are still waiting on finalized information on roof contract.
9. Dave Gatto 11-104- Stated that the FL insurance commission may require metal roofs in the future. Eric clarified that there are many requirements and that we will be grandfathered in.
10. John Hasper- Stated a car has been sitting since 2022. Tags are again expired. Eric agreed we should tow the car.
11. Jon Korda- Asked question regarding reserve expected life for roof.
12. Richard 4-203- Believes we have a chinch bug problem in the turf. Board stated the turf was treated.
13. Doug Ashley 5-208- Master gardener advised that brown patches in turf are seasonal. He also recommended that we look into roof life expectancies.
9. Adjournment: Motion to adjourn at 10:10am- Eric. Second- Tony. All in Favor.