

RIVER CLUB REVIEW

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The Official Newsletter of the River Club Board of Director January 2020

Welcome to the 2020 Season. We would also like to welcome our new President, John Mears, and thank Tony King for his many years of service.

Board Member Reports:

John Mears, President, reported on the completed projects for 2019:

- 1) Brush & Roll painted 17 buildings and the walls around the River Club.**
- 2) Club House:**
 - a) Finished the roofing on the Club House.**
 - b) Acoustical tiles replaced - thanks to volunteers.**
 - c) Purchased new refrigerator.**
- 3) Flashings replaced on Phase 1 units.**
- 4) Restored concrete on buildings 9, 11 and 12.**
- 5) Replaced 4 fire hydrants.**
- 6) Reconditioned the sprinkler well system.**
- 7) Landscape Activities:**
 - a) Received 89 work orders. The majority were for trimming & plant replacement; completed 56, pending 10, open 23.**
 - b) Mulch - applied 3 tons throughout the River Club.**
 - c) BOD approved a list of plants that are acceptable for planting.**
- 8) Website:**
 - a) Audited for security, technical makeup and compliance with s718.**
 - b) Added features: Landscape and Architectural Guidelines.**
 - c) Record all official meetings & upload them to the website.**

2020 Projects:

- 1) Repair of Warner Creek embankment**
- 2) Concrete Restoration on Building 10**
- 3) Website training and increased usage.**

Tom Edwards, Treasurer:

As of the Balance Sheet of 12/31/2019, Cash on hand is \$163,000; the three CD's total \$309,000 for a total of \$472,000+. Reserves total \$442,000 of which the interest from the CD's has been moved into Shoreline Restoration. The \$309,000 CD has been renewed; with the interest and \$30,000 increase it now totals \$340,271.00.

The \$445 monthly common charge gets us to the budget of what we want to do this year. We apologize for the confusion; there will be no late fees for January or February.

Tony King, Director, stated at his last meeting as a Board Member there will be a special meeting to go over some of the current attributes which is the reactive s718 vs. a volunteer based association to plan what needs to take care of now but also what it could be. We are taking this seriously and want to look at our options. John Mears thanked Tony for his years of service.

Chip Bellows, Director at Large:

On January 14th the Landscape Committee met to go over the outstanding work orders. They did a breakdown into groups;ie, mulching, trimming, and lawn maintenance which will require volunteers. It takes small committees to get these individual projects done with the supervision of John Gill or Chip Bellows to completion. He thanked John Gill for his support and the Landscape Committee and their volunteers. Currently, the diseased Palm trees are being removed. The Landscape Committee has shown the capability of an ongoing development of our website to fill out Landscape request forms and check it's status.

Tony King thanked Ken Kusen for setup and establishing the website requirements. John Mears also thanked Joe Novello and Dave Sullivan for their efforts to put the website together.

Announcements:

John Mears welcomed our newly appointed Director, Loretta Gill, who joined our ranks at the January 29, 2020 Board Meeting.

On Friday Feb. 7th at 9 a.m. a representative from Rick Carroll Insurance will answer questions regarding Condo coverage vs. personal coverage. This is an informative meeting, not a Board meeting. All are invited for clarification or a better understanding.

Friendly Reminders:

Make sure all your new or returning seasonal residents/guests are registered with the Association Office.

An AED (Auto Electric Defibrillator) is located in the Club House and also in the exercise room (with instructions when opened).

Traffic Calming: Please be a good neighbor & adhere to the speed limit which is 10 miles an hour !!

For Recycle Bins: NO plastic bags, NO styrofoam, and PLEASE break down those boxes!

Grill Maintenance: When cleaning the grills after use, don't forget to clean the grease pan!

Note from Don Ressa: Check your air conditioner lines in the attic; your pipe insulation wrap may be brittle causing condensation and water leaks.

The Board Meetings can be found on the website: rcmcowners.org under "Recorded Meetings".

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

Your Board of Directors

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

Note: This Newsletter is posted on the River Club website: rcmcowners.org.

