

RIVER CLUB OF MARTIN COUNTY, INC.
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THE OFFICIAL NEWSLETTER OF THE BOARD OF DIRECTORS

JANUARY 2024

OFFICE HOURS: Monday through Thursday 9 a.m. through 1 p.m.
Paula Edwards, Secretary

Officer Reports:

Thomas Edwards, Treasurer, reported year end Cash totaled \$1,177,000 of which \$1,172,000 included the Reserve Accounts. The Reserve Accounts earned \$24,000 in interest for the year with a gain of \$18,000 at year end. Prepaid assessments totaled \$13,600. He thanked the residents for prepaying their assessments.

Jon Korda, Communications Officer, commented that QXC has gone through some changes with representatives. If there are any problems, please call or email the QXC Customer Support Line to report the issue with a copy of the email to the Office. They are still in the process of looking into the “Snowbird” mode.

He also asked for volunteers to review the Reserve Study for 2025 prior to the next Budget Meeting.

Eric Vermilye, Maintenance Director, stated there were a number of things that were thought to be complete, but were not and they will have to be revisited. A photographic record will be made for a file for each contractor by a Board Member or volunteer that signed up to assist. Please see Larry Hanlon to sign up.

- 1) Pictures were taken of the concrete repair work started in the back of building 14 by Larry Hanlon for the files and future reference.**
- 2) Pool: A new heater/cooler process was installed.**
- 3) Roofs: A conference was scheduled with the attorney from the insurance company regarding the lawsuit. There will be Drone support to review the roofs. Tarps are still on the side of two buildings since the sealing product that was used failed.**
- 4) Tony King and Chris Brennan met with the engineers to move forward on the**

Warner Creek project, while Eric Vermilye met with the surveyor.

- 5) Third (3rd) Nail: Chris Brennan #12-201 failed the Wind Mitigation report due to the missing 3rd nail. We need to verify the work has been done correctly by an inspector, which requires access to the attics to verify no other unit has been missed, compliant and with no additional charges to the resident.**

Tony King, Vice President, gave a review of the repairs made, but not done or done incorrectly. The Board will be looking for volunteers to ensure what was done in the past was done correctly.

1) A survey will be done for each screened enclosure for the Phase II units as a preventative measure or repair if needed, with review of the lower units also.

2) Management Company: The Board is actively looking for the right person or company to supply the right people.

3) Warner Creek: We are in the final phase of signing the contract. Eric Vermilye found this contractor who is coming in under \$100,000 less than other contractors

4) Wind Mitigation: This report is needed for the insurance company to determine compliance and discounts. Cards are available in the office for recommended inspectors. If 5 units from a building sign up, a discount is available and there would be no inspection charge for the overall building.

. Tony King thanked all of the Officers on the Board for their work

The Board also thanked Larry and Cheryl Hanlon for providing the new garbage cans; and Tom Sadagurski for providing the microwave for the kitchen.

Committee Reports:

Landscape Committee: John Gill, Chairman, thanked everyone for their support and the volunteers: Dave & Deb Gatto with Deb's sister, Sally Wollersheim, Loretta, Chip Bellows and the sod crew: Jim Linker, Larry Hanlon and Jim Ballard. All work goes through the Board with recommendations and pictures for approval.

Work Completed: In 2023, 100 plantings, dead plants or unsightly areas cleaned up, mangroves trimmed, 1620 bags of mulch spread, Sea Grapes cut back, sod replaced where needed and a few places were and will be ground done and replaced by stone and plants as needed, with new lighting for the palm trees on the entrance island. The foliage at the entrance by buildings 12 & 13 was also cut back as a safety feature.

Club on the River: Sue Lantzsch, President, hoped that everyone enjoyed the holiday decorations that were throughout the community. Club on the River utilizes channel

64 to post meetings and upcoming events. The scheduled events and fundraising items for sale were announced with an invitation to a BBQ at the end of the season, compliments of Club on the River. A signup form is available on the Club on the River bulletin board by the office to also receive emails for the activities and upcoming events. Coffee and donuts at the Members' Meeting were provided by the Club.

Election of Inspectors of Election: Tony King announced there was one candidate that volunteered for the Board of Directors. He welcomed Phil Bollman to fill the open position on the Board.

The Organizational Meeting followed the meeting to establish the Officer positions on the Board: Eric Vermilye, President; Phil Bollman, Vice President; Tony King & Chris Brennan, Directors at Large; Karen Vertesch, Secretary; Thomas Edwards, Treasurer/Officer; and Jon Korda, Communications Officer.

New Business:

Proposed Amendment Ballot Count: The final ballot count of the 119 official ballots submitted were:

**72 For the Amendment
47 Against the Amendment**

There were 10 ballots received that were not eligible or counted due to a missing name or unit number for voter verification; therefore there were 59 residents, just under a third of the community that did not vote !

Watch Channel 64 for more information on a community meeting about door installations on Feb. 3rd at 11 a.m., meeting announcements, and Club on the River Events.

Your Board of Directors

Eric Vermilye, Phil Bollman, Tony King, Chris Brennan, Karen Vertesch

