

**RIVER CLUB OF MARTIN COUNTY, INC.
JULY 20, 2020 BOARD MEETING**

The meeting was called to order at 11 a.m., followed by the Pledge of Allegiance.

Calling of the Role: John Mears, President, Watson (Chip) Bellows, Vice President, Loretta Gill, Director at Large on Zoom; and Thomas Edwards, Treasurer and Karen Vertesch, Secretary

Proof of Notice of Meeting: The notice was posted on July 18, 2020 followed by an email distribution.

Reading/Disposal of Minutes of June 18, 2020: John Mears made a motion to accept the minutes as written, seconded by Chip Bellows. All in favor, motion carried.

Committee Reports:

Thomas Edwards, Treasurer, reported total Cash of \$574,260, Reserves at \$524,070 and the Operating Account at \$50,189. The operating account has gained more interest this year. Water & Sewer are over budget, but getting better after departure of the Snowbirds. The Concrete Restoration operating account is over budget, but moving the monthly allocation into the Reserve account has, and will reduce the over budget status.

Chip Bellows commented that Landscape repairs are over budget, but with projected expenses the Grounds Account will be \$7-8,000 under budget at year end.

Thomas Edwards made a motion to have the Treasurer's report accepted as given, seconded by Karen Vertesch. All in favor, motion carried.

As a safety reminder, Thomas Edwards asked everyone to take the extra step at the Entrance; walk "In the Out" and "Out the In". He also stated that before entering the pool after exercising, PLEASE shower off !

Old Business:

- a) **Storage Bin Ballot Count:** Karen Vertesch, Secretary, reported on the Ballot Count for the Storage Units: 39 for and 100 against.

New Business:

- a) **Application/Approval for an Emotional Support Animal:** John Mears explained during the application interview, the buyer had an Emotional Support Animal. The documentation submitted shows there was no mention of an in-person visit between the individual and the certified health official.

Thomas Edwards commented that even with the “No Pet” policy, the state and federal law would go against us in certain circumstances. At this point, we have not been given the full documentation needed from the healthcare provider regarding an in-person visit. Once the completed document has been received, it would meet the requirements.

Discussion:

Questions followed regarding the number of ESA's in River Club; the size of the animal, how the rules came up for an ESA came up, and the need for its presence for only a portion of the day & when locked up may cause disruptions.

#13-103 Jon Korda stated as of July 1st legislation has changed regarding ESA's to protect associations with qualifications and guidelines to define an Emotional Support Animal.

#7-102 Keith Palant stated that before any action is taken, an attorney should be contacted. There are 3 categories: Pet, Service Animal and Emotional Support Animal. All you can ask is what service does that animal provide for you? A licensed physician must provide a letter as part of the treatment program. If the person meets the qualifications and is denied, the U.S. Attorney's office could fine the Board \$25,000 as a Civil infraction against the Fair Housing Act. If it meets all of the stipulations, it can't be denied. Size/weight has no bearing. If the dog barks longer than 20 minutes, then it becomes a nuisance.

John Mears stated the new rule is the basis for this meeting. The documents do not show that the medical provider met in-person with the applicant.

John Mears made a motion to deny the request at this time due to the documentation that does not meet the new State regulations enacted July 1, 2020, seconded by Thomas Edwards. All in favor, motion carried.

- b) **Use of Clubhouse for small groups:** John Mears commented he would not like to disallow the use of the clubhouse, but would encourage the group to

follow the state guidelines. He added that it was not an issue for the Board to address; it's the responsibility of the individuals using the clubhouse.

Chip Bellows made a motion to put a moratorium on the use of the clubhouse; seconded by Tom Edwards.

Discussion followed:

Other suggestions: Have the clubhouse sanitized after the events; have a three day wait period between events, coordinate scheduling events for the clubhouse/patio with the office to avoid conflict & for safety, liability for use during the pandemic, no private parties only resident's use, and the number of people permitted.

#12-203 Tony King commented there is a user fee involved to cover the Air Condition and cleaning when the clubhouse is not available for use by the residents.

John Mears called for the vote: One for, Four against; motion failed.

- c) Reimbursement of Rental Fee: Cindy received a \$75 rental fee directly from the renter instead of the owner. The renter is now requesting a refund due to the virus. Since it was accepted from the renter and did not accompany the lease, it was the consensus of the Board to reimburse the renter.

Tom Edwards stated that the Office should stipulate to the owners that the rental fee should come from the owner with the lease which will avoid any future conflicts.

Chip Bellows commented that the R&R's should also stipulate this; make sure the documentation reflects this and it is uniform with the R&R's regarding this issue.

- d) Budget Meeting: The budget meeting is to be scheduled for the second week in August.

Thomas Edwards made a motion to adjourn the meeting; seconded by Karen Vertesch.

The meeting was adjourned at noon.

Respectfully submitted,

Karen Vertesch, Secretary

