

RIVER CLUB REVIEW

1600 N E Dixie Highway, Jensen Beach, Fl. 34957

Tel: 772-334-8585 Fax: 772-334-6119

Email: riverclubofmartincounty@gmail.com

The Official Newsletter of the Board of Directors

OCTOBER 2023

OFFICE HOURS: Monday through Thursday 9 a.m. to 1 p.m.

Paula Edwards, Secretary

OFFICER REPORTS:

Tony King, Vice President reported on:

Warner Creek Shoreline - Three quotes are required for the Warner Creek Shoreline, currently we have received two with a meeting scheduled for the third quote.

Insurance Deductibles: Last year the Budget Committee decided to take the 5% instead of the 3% deductible to cut down on the huge increase on the General Liability Insurance. The Board has voted to approve that decision for the record.

Architectural Review Guidelines: Updated guidelines for Architectural Standards, Vendor Registration and Rules & Regulations were distributed with the changes high-lighted.

Amendment to the Declarations: A copy of the Amendment to the Declaration was also distributed high-lighting changes. This Amendment will be sent out for a vote to the community. Once approved, everyone must be compliant or it goes to arbitration which may involve fees. We hope everyone understands this is for the betterment of the community and safety.

Budget Committee: The Board has commissioned the Budget Committee with Jon Korda as Chairman. The Budget position shows what was spent, what is needed for the end of the year and what is on the agenda for next year. If anyone would like to be on the committee, please contact Jon Korda.

Thomas Edwards, Treasurer, stated as of 8/31/2023 Cash and Other Assets totaled \$1,240,000; Reserves at \$1,100,000 with an income of \$16,000. A 7 month Certificate of Deposit in the amount of \$225,000 was purchased in May. With the Sweep and Money Market Accounts, the end of the year interest should total approximately \$17,000.

Eric Vermilye, Maintenance Director, Reported on:

- Bldg. 14 water pressure was restored.
- Lights changed to LED bulbs & emergency pathways striped thanks to Mark & Carl Peterson.
- Gym Equipment was repaired thanks to Cheryl Hanon's supervision.
- Grills: Carl Peterson ordered the parts & Tom Kocur repaired them with Mark's help, all for under \$200. Thank you.
- Thanks to Linda Crichton for assisting in minimizing the new fire department's 911 Response Time for the community.
- The Security System is continually monitored thanks to Keith Palant and Jon Korda.
- Thanks to Carl Peterson for his help & input and Beth Brown for her assistance with the A/C repair and the Workshop upkeep.
- Thanks to Larry Hanlon & Terry McKeefe for their help in various projects.

We appreciate these volunteers and their participation.

The first stage of the parking lot repair has been completed. The new schedule is October 25th which will take 4 to 5 days to complete. Volunteers will be needed to help with the one-way traffic lane. Please contact Eric Vermilye if you will be able to help.

A/C units have been over taxed during this summer. PLEASE do not mess with the A/C units in the clubhouse.....ask for help for any event or activity !!

Tony King also remarked in the last 4 weeks instances of A/C condensation drains clogging and causing water damage in adjacent units. If your drain hasn't been cleaned or at least treated with white vinegar in the last 6 months, please address this situation as a preventative measure. THIS IS A MUST FOR NEW OR AGING AIR CONDITIONERS. ALSO OLD WASHER HOSES SHOULD BE CHANGED & HOT WATER TANKS SHOULD BE ADDRESSED !

Mark cleans out the dry wells and has found some that have not been maintained correctly. They must be cleaned annually, also.

PLEASE BE CONSIDERATE OF YOUR NEIGHBOR. THANK YOU.

Your Board of Directors

Tony King, Chris Brennan, Eric Vermilye, Karen Vertesch

