

**RIVER CLUB REVIEW**  
**1600 N E Dixie Highway, Jensen Beach, FL 34957**  
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**BOARD MEETING OF OCTOBER 10, 2025**

**Office Hours: Monday through Friday: 10 a.m. to 1 p.m.**  
**Genesis Pyne, Secretary**

**Officer Reports:**

**Thomas Edwards, Treasurer, reported \$754,442 in operating Cash of which \$660,926 are Reserves; net income is \$85,500. We are under budget \$42,600 with insurance credits from approved wind mitigations from buildings # 3, 4, 5,9,11 & 13. We are still tracking completed & approved wind mitigations for more discounts. Congratulations to these Buildings.**

**Jon Korda and Robert Wood reviewed the 2026 proposed budget with the Board for approval. The proposed budget will be dispersed to the members prior to the Budget Board Meeting.**

**Tony King thanked the Budget Committee for their work which resulted in the 2026 monthly assessment of \$695 without other assessments.**

**Jon Korda, Communications Officer, stated Hotwire acquired QXC and will be billing \$5 for the 3rd TV set. The Customer Service for Hotwire Support is 855-403-0008. You may have to leave your phone number for a return call. If you are not contacted, please email Jon Korda or the Office to register your complaint.**

**Larry Hanlon, Director, gave an update on various maintenance projects:**

- a) Repair to sidewalk issues at Blgs. 13, 15 and the clubhouse area were approved for \$13,500.**
- b) The project by the shuffle board area was tabled. An email will**

**go out to the residents for suggestions and to also provide costs for completion to be submitted to the office for committee review.**

**New Business:**

- a) Locks and Signs for Pool Gates:** This security measure was approved in the amount of \$1,897. The signs will also be updated in reference to trespassing and the destruction of property. The Common Key used currently for access to the Clubhouse, Gym, etc. will also work for the pool gates.
- b) Power Washer:** The replacement for the power washer was approved in the amount of \$3,054.
- c) Concrete/Spalling Contract:** Tabled for now.
- d) Reserve Transfer:** A surplus of \$60,000 in the Operating Account was approved for transfer to the Reserves.

**BOARD MEETING OF OCTOBER 25.2025**

**New Business:**

- a) Concrete Restoration Contract:** Milestone Restoration Services is the Contractor for the restoration of:
  - 1) Building 5** in the amount of \$170,304.
  - 2) Building 7** in the amount of \$ 66,929.
  - 3) Building 13** in the amount of \$103,715.

**An email will follow with a start up date for each building.**

**Reminders:**

- 1) Please contact the Office when you have completed your Hurricane Protection for an updated Wind Mitigation. Join the list of 3 or more residents for a discount ...\$100 as opposed to \$125.**
- 2) If you replace your door locks, please bring the new key to the office.**
- 3) For Buildings 1, 2, 3 and 4, if you have a shutter over your door, the Office also needs a key for the shutter.**

**Your Board of Directors**

**Eric Vermilye, Tony King, Larry Hanlon, Enid Nieves, Karen Vertesch**