



What's New?

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The Official Newsletter of the River Club Board of Directors

April 28, 2023

The Board of Directors strives to act in the very best interest of our residents. Listening to what our residents have to say and creating a forum to discuss, and sometimes educate. Above all, remain transparent as to why the board makes the decisions it does. Remember, we are all in this together.

The Board of Directors would first like to welcome Eric Vermily who has volunteered for the Board of Directors.

Cheers to the end of another great season at River Club!

Our recent board meeting was held on April 17th to discuss a few different topics.

After Tom Edwards completed his analysis of our numbers from the previous board, it was discovered that the real number that we should have made an adjustment to should have been \$598, rounded up to \$600. Again in the interest of being transparent we brought this to the forefront at the meeting. We then talked about making an adjustment from that to \$610 with the understanding of enhancing the embankment reserve with that additional \$10, we would contribute to our embankment reserve by around \$15,000. Our conversation at the meeting went on to talk about simply taking the remainder of \$34.00 placed into our new insurance reserve as we are quite sure that our insurances are slated to rise an additional 15% to 25% at our renewal in March of 2024. That means that \$50,000 would go into the new Insurance Reserve fund.

With a straw vote of the attendees, \$644 was acceptable for the HOA fee. Bill stated the minutes from the previous meeting explains the process and is available.

We then talked about our ongoing maintenance issues and addressing some long over do maintenance schedules and simply being much more proactive in our maintenance in general.

Between Chris Brennan and newly elected Eric Vermily, River Club will be in great hands for ongoing maintenance and how we handle ongoing maintenance issues. Working with Mark and streamlining

how we do things. The resume these gentlemen bring to us will be a substantial improvement for our team.

Our front office will become much more streamlined in almost every category; from onboarding of new renters and owners to, how we go about ongoing projects, are bidding processes, paperwork flows and getting our systems up to speed to manage River Club on all fronts.

Eric's first week on the job was more like a marathon! He has been busy identifying deficiencies and along with a few resident helpers, made some on the spot repairs with broken pipes just this past week. River Club is well over 40 years old. We will indeed be seeing more and more of these failures. It is the goal of our board to try to stay ahead of these issues. Issues like broken pipes, rotted out buried electrical wires, ongoing spalling work and the ongoing crusade with roofs.

Bill addressed the community with a new Architecture Standards document that the board and John Korda finally completed to get it out to the community. Another communication went out on April 27th talking about an individual owner's options or how completing an entire building at a time could be achieved. The ball is in the owner's court now. We have completed our analysis and fact finding and have made sure that these options are in your hands. Please let us know how we can help. The board realizes that this is a bunch of work, however, we have to start somewhere and given the staggering cost savings combined with the insurance storm ahead of us, we truly wish the community will forge ahead on this endeavor.

The board asked everyone to be thinking about what our new grills would look like on the patio. They are simply wearing out and perhaps it may be time to step up our respective grilling game to something they may last a bit longer. We will talk about this in the future.

We did a test on the light posts that have a bad wire underground. Utilizing a solar powered dusk to dawn light on the light post. Well the results are in, and simply put, they just do not measure up to the real brightness and color of a genuine electric lamp, so we need to get those wires replaced.

In closing, we want to let you know that we are reviewing every aspect of our spending, and our financial priorities.

Sidewalks in the front of units are of interest to some unit owners. Frankly, the sidewalks that have been replacing the older patio stones in recent weeks are patio pavers. Which means they are more of a solid and stable looking surface than the original patio stepping stones as described in our Rules and Regulations, VII.A number 6. We will be reviewing this and coming up with our recommendations for any changes. Please remember that this is a common area. As a board we have to look at things like consistent design elements, and who would be responsible to maintain it, and can we keep the design consistent across the community. Perhaps adding an approval process element to this for consistency. Again, certainly more to come on this.

On that note, the board will also be talking about some consistency regarding back patios. The paver patios not only look great but can be removed in the event of River Club having to access utilities in the back of the unit. Concrete, although clean and great looking, does present a problem if we actually had to get to some of those utilities such as sprinklers or Fiber. Again, we are simply trying to think forward.

Neighborhood Reminders:

Please watch your speed while driving through the property, especially at our entrance area. You need to be aware of pedestrians crossing our entrance area or walking through the entrance roads. The recycling bins are for items that can be recycled. Plastic shopping bags and kitchen garbage bags cannot be recycled. Please if you bring your recyclables to the enclosure in a bag, dump the contents into the proper bin and throw the bag in the garbage dumpster. Please break down any boxes to be recycled. This will save space in the bins for other recyclables.

Rules and Regulations

Per our rules and regulations section VII, paragraph 1 Each owner has an assigned parking space with a number corresponding to the unit number for their passenger vehicle. The unit owner's vehicle shall be parked in this assigned spot. If the owners have a second vehicle it can be parked in an available guest spot. You cannot leave your assigned spot empty and park elsewhere. If you have a problem where your assigned spot is located, you can contact the Board of Directors who may be able to reassign your designated spot.

Per our rules and regulations item IX. GUESTS & VISITORS 1. Any guest occupying an owner member's unit is required to register at the office. The Board of Directors must have a guest form or letter from the owner-member giving the guest permission to occupy the unit; not to exceed fourteen (14) days. This guest form or letter must include the dates of guest occupancy.

As owners and residents of River Club it is the responsibility of all of us to obey the rules and regulations and to inform our visitors and guests of them. Contrary to a common belief, it is not the responsibility of the Board of Directors to patrol our grounds 24 hours a day to search for violations. It is collectively the responsibility of all of us.

Please take note of rule IXI. Guests & Visitors, item 4. Your Guests and visitors who are not residing overnight must be accompanied by the Unit Owner or the Approved Lease while using or entering any of the common areas of River Club. This also includes use of the leased dock area. Please be considerate of your neighbors and obey the rules.

Your Board of Directors Director's
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