

RIVER CLUB REVIEW

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The Official Newsletter of the Board of Directors

NOVEMBER 2023

Office Hours: Monday through Thursday 9 a.m. to 1 p.m.

Paula Edwards, Secretary

OFFICER REPORTS:

Eric Vermilye, Maintenance Director, reported on:

- 1) Bldgs. # 1 & 3 FPL power lines were repaired & water pressure was restored to Bldg. 14.**
- 2) Sealcoating completed and trip hazards renovated.**
- 3) A/C Units - 6 upstairs units leaked into the downstairs. NOTE: Filters need to be changed and drain runs cleaned. If any noise or vibration from old A/C units, they may need to be replaced or bolts tightened.**
- 4) Bathroom Systems - New handlers have been installed in the shop and every unit owned needed repair of one type or another. DO NOT LOWER THE A/C TEMPERATURE BELOW 72 DEGREES !!! Thermostats have been upgraded. Check with Mark, Beth Brown or Eric to set or reset.**
- 5) Hot Water Heaters - Consider these in your overall plan.**
- 6) Thanks to John Rosenblatt for securing the lock systems and keys for the doors.**
- 7) Pool Maintenance - The heaters have been changed and the temperature set to the manufacturer's specifications. It is locked in for less strain on the unit and more cost effective. If there is extreme heat or cold, it's "Mother Nature" not the system!**
- 8) Roofs - The attorneys and adjusters are working on the claims which will result in a contract to follow for review and approval.**

Several roof leaks have been caused by pitch pans eroding and not being replaced when the flat roofs were done. If you notice a leak by your A/C unit, put in a work order for immediate repair.

- 9) Concrete Repair - Permits have been received to proceed with repair for Bldg. 14.
- 10) Door Painting - A vendor will be available to paint the new doors for \$60 cash next week. Once you have all the paperwork, get a wind mitigation report to establish compliance and turn in a copy to the office.
- 11) The Green Garbage Dumpsters have been replaced at Bldgs. 10 & 13. If you notice any holes or eroding, please put in a work order.
- 12) Reserve Study - This has been completed that will assist the Budget Committee and Board for future budgets. We are looking for volunteers with financial experience to review the study and assist the Committee.

Erik commented that work orders are needed to track the various issues and thanked everyone for their input.

Thomas Edwards, Treasurer, reported as of October 31, 2023 Cash and Other Assets totaled \$1,286,000; Reserves at \$1,146,000 with a profit of \$29,600. He invited prepayment of their HOA fees for the next two months to ensure sufficient cash to cover the Reserves at year end for compliance.

Tony King thanked Tom for his work.

Tony King, Vice President, reported on:

- Warner Creek - There was a misunderstanding regarding the outcome of the Bank restoration. All of the material will be restored that has eroded, but no backfill could go out into the creek per the Permit. Part of the resolution process is meeting with another contractor which is scheduled.
- Concrete Restoration - When the 2nd story enclosures on Phase II Units were constructed, they drilled into the rebar. Now everytime it rains, it settles, rusts & cracks the rebar. This will be addressed in the budget.

Chris Brennan has agreed to take this on to identify and prioritize the opportunities for repair, one building at a time with a “mark” for repair.

New Business:

- a) Lawn Contract Approval - John Gill, Chairman final of the Landscape Committee presented three bids for approval for the 2024 lawn contract.
 - Brightview's lowest bid of three contracts was \$174,121.
 - Ilodieu Landscape's bid was \$94,583.
 - 707 Landscape's bid was \$86,817

- All bids included \$13,350 for Spath Spray.

The Board approved the 707 Landscape contract with new provisions:

- 1) The complex is divided into four sections to trim the shrubs once a month for consistency and tracking.
- 2) Palm trees will be trimmed once a year at 3 & 9 o'clock to alleviate excessive frond droppings.

Tony King thanked John and his Committee for their work. He reminded everyone to fill out a work order for any maintenance trimming.

b) Budget Discussion: Tony King, Vice President, commented by Statute 718, three Board members can not meet to have a discussion. There will be no voting at this meeting, only a discussion to listen to without audience participation. If there are any questions, please make a note and bring them to the Board after the meeting.

- 1) Professional Assistance: Chris Brennan, Director, stated having a professional licensed Community Association Manager (CAM) with duties documented would go a long way to maintain better control and consistency over projects & programs, not only on a day to day basis but also year to year. The workload has become a burden with the age of the buildings to overcome deferred maintenance, the increasing insurance expenses and increases in almost everything due to inflation and supply chain issues.

Tony King stated this should not be a job; the Board should be discussing policy. From an operational standpoint, the need on a part time basis would be \$40,000; full time would be \$70,000.

- 2) Legal / Attorney: There will be an increase for continued verification of contracts, etc
- 3) Dock Association: The Association is asking for \$18,000 from the \$8,600 currently paid by River Club which is a 118% increase for 2024. This is up for review and discussion.
- 4) Roof Shingles: There are 3 buildings that had early failures and a 4th building that will not pass insurance inspection next year nor are currently funded. Any difference collected and what is spent will be an assessment, approximately \$900.
- 5) The Sealcoating that was just completed will help from having the pavement remilled at a sooner date.

- 6) **Reserve Study:** It can be done either by line item or pooled. If pooled, for the next 30 years \$300,000 must be maintained in the reserves if needed for large costs for replacements of roofs, etc. Tony King recommended continuing our present line item procedure.
- 7) **Warner Creek Shoreline:** There is only \$28,000 left in the reserve since monies were spent on Building 1 research. This will also be an assessment. Restoration would not start until January or later.
- 8) **Zoom Budget Meeting:** The meeting was scheduled for 11/20/23 at 10 a.m. There will be a process to finalize and submit the budget to the Board for approval. Please review the Reserve Study which will go into effect in 2025.

Tony King thanked Jon for his work on the website.

The updated Architectural Review and Rules and Regulations have been completed. **PLEASE READ THEM BEFORE MAKING REPAIRS, REMODELING, ETC. WHICH MUST BE SUBMITTED FOR APPROVAL.** The Declaration of Condominiums has this information and more, including the Common Areas.

The Proposed Amendment will be sent out with the 2nd Notice for the Annual Meeting by November 13 with the Agenda and Proxy.

Your Board of Directors

Tony King, Chris Brennan, Eric Vermilye, Karen Vertesch