

RIVER CLUB REVIEW

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The Official Newsletter of the River Club Board of Directors

April 2021

Office Hours: Monday through Thursday: 9 a.m. to 2 p.m.

Officer Reports:

John Mears, President, reported:

- 1) The Cable T/V/Internet contract with QXC is in negotiation. Marci, our agent, will also get a proposal from Blue Stream as a backup to get the work completed by summer. Jon Korda is the liaison for the project.**
- 2) The Declarations, Articles of Incorporation and By-Laws have been updated with the amendments, restated, and minor housekeeping items corrected. These have been given to the attorney for review and final approval.**
- 3) The Towing Notice is attached.**

Nancy Keough, Vice President, stated the Rules & Regulations have been reviewed by the Board and the attorney for approval.

Thomas Edwards, Treasurer, reported Cash and other Assets totaling \$725,000+; Reserves at \$611,000 with \$1,200 over budget.

- Flat Roof Reserve expensed \$22,000 for 9 leak repairs.**
- Concrete Restoration to date in 2021 totaled \$21,000 of the \$50,000 budgeted in Concrete Reserves and the operating budget.**
- The majority of the \$1,200 over budget comes from the expense of the flood insurance premium paid last year.**

He thanked the residents that paid their assessments in advance totaling \$41,000.

Kelly Schulz, Director, commented that Roger Baber, Engineer for the Warner Creek and Building 1 Project, accompanied her through several units in the building to put together an interim report for a resolution.

Loretta Gill, Director at Large, submitted the attached newsletter from the Landscape Committee with an in depth explanation and instructions for the summer months. Please read these carefully.

Friendly Reminders:

Grills: Please be considerate of your neighbor.

- Use the provided wire brush on grill grates after each use.
- Bring towels/wipes to clean the table or any spills.
- Turn off all burners & gas tank valves before leaving the area.
- Clean all utensils.

Hurricane Season begins in June and ends in November !!

Before leaving:

- 1) Close your shutters - even for short periods during this time.
- 2) Empty your refrigerator and freezer.
- 3) Take all pots, decorations and door mats in; otherwise they may become missiles.
- 4) See Rules & Regs: IV - 1 through 9 for complete information.

The next Board Meeting is scheduled for May 12th at 6:30 p.m.

We always appreciate everyone's help and support by reading and adhering to the Rules and Regulations.

Your Board of Directors

John Mears, Nancy Keough, Thomas Edwards, Loretta Gill, Kelly Schulz

A message from your Landscape Committee:

4/26/2021

As the winter season at River Club comes to a close, with "snowbirds" heading north and year-round residents preparing for summer, we'd like to gently remind you of the following:

- The **shrubs and trees** on the property **need irrigation** to remain healthy and survive. If you see a shrub around your condo that looks stressed or wilted, **PLEASE contact the office or complete a work order immediately** to have Mark check the irrigation in that area. It is **vital for the plants** to remain watered so kindly assist your LC during the spring dry season.
- LC has laid a great deal of **new sod around the condos**. We are actively watering the new grass now but if you see it turning brown, please help us by watering it or contact Mark to check the irrigation.
- If you have **planted flowers in pots**, kindly **remove them from the outside** area of the condo before leaving RC. The landscape contractor will not care for them and pots may become "missiles" in a hurricane.
- **Work orders for landscape planting and shrub removal** will not be handled by the LC from **April 15 thru November 1**. It's very difficult for our volunteers to work in the heat and most of the committee is away from RC until end of October.
- Please be aware that **healthy hibiscus require a good haircut in the spring** to keep them thriving and flowering. Very soon, the landscape contractor 707 will do a "deep cut" on all hibiscus around River Club. To many, it is painful to watch. Be aware that it is the best thing for the hibiscus and you will see them full and happy in a couple of months after the cut.
- Also, **all shrubs will be fertilized in April** as well. This is part of our landscape maintenance program to keep River Club looking its best.

Thank you, RC owners, for your encouragement and patience during these past few months of our planting, trimming and sodding.

Stay healthy, enjoy your summer, and we will be back at River Club in October.