

RIVER CLUB REVIEW
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THE OFFICIAL NEWSLETTER OF THE BOARD OF DIRECTORS

APRIL 2025

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

Office Reports:

Thomas Edwards, Treasurer, reported \$113,300 in Operating Cash and \$820,000 in Reserve Cash as of March 31st. Interest earned in 2024 totaled \$31,400; consequently, \$8,436 was paid in taxes. The 2024 Audit has been completed with a clean opinion.

New Business:

- a) **Gutters:** Level Best's contract included the installation of gutters guaranteeing the work for the roof, gutters and downspouts will also be replaced or upgraded.
- b) **Concrete Proposals:** The Board approved contracting with the engineer, Kimerly-Horn, to develop the design documents to be used for bidding purposes.
- c) **ARC Committee Appointment:** The Architectural Committee has been established to review and make recommendations to the Board on requests by residents for Condo improvements. Please stop in the office or email to: riverclubofmartincounty@gmail.com to sign up.
- d) **Board Spending Limit:** The Board approved a limit of \$250 for miscellaneous maintenance (i.e, office supplies,etc.) for reimbursement purposes by any Board Member. Above that amount, three signatures of Board Members are required.
- e) **Pool Lighting:** Jon Korda is researching Florida statutes with the amount of light per square foot for evening usage.
- f) **Roof Updates:** The roofs have been completed on buildings 1 through 9, 13, clubhouse, cabana, rec room, maintenance bldg. and

the guard house. All permits for each building were filed, closed and received from Martin County. Several issues were uncovered doing the roof replacement regarding repair, waterproof, and paint including repair of the fire walls.. The Board will be utilizing Level Best as the contractor for repair and guarantee for all of the work.

- g) Front Entrance Sign: The Board approved \$3,200 for repair of the River Club front entrance sign which was deemed necessary due to age and condition.**

Friendly Reminders:

- 1) If you have replaced your door lock, don't forget to turn in your key to the Office.**
 - a) Electric Panel: Don't forget to exercise the circuit breakers at least once a year, flipping them off and on to eliminate freezing.**
 - b) Drains: If water has not been run in your guest bathroom, traps will dry out in the shower & sink, which will become a health hazard.**
 - c) A/C Unit: Set to minimal mold prevention standards.**
- 2) Life VAC, the defibrillator and a new First Aid Kit are in the kitchen area In case of emergency. Thank you Carl Peterson & Mark Jennings for the update and installation.**

Your Board of Directors

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