

RIVER CLUB REVIEW
1600 N E Dixie Highway, Jensen Beach, Fl. 34957
Tel: 772-334-8585
Email: riverclubofmartincounty@gmail.com

THE OFFICIAL NEWSLETTER OF THE BOARD OF DIRECTORS

MARCH 2024

OFFICE HOURS: Monday through Thursday 9 a.m. To 1 p.m

Officer Reports:

Thomas Edwards, Treasurer, reported the purchase of 4 Certificates of Deposit in the amount of \$55,000 each had been approved for a term of 6-7 months at an interest rate of 4 ½ to 5% interest.

Tony King, Director, reported on the Third Nail inspections on reports that had been done incorrectly and have been corrected. Eric thanked Tony for his hard work and negotiations to correct this issue.

Chris Brennan, Director, stated after reviewing three management company proposals, the Board met with Watson Management Company. They provided the best values, flexibility of staff structure, depth and their experience with vendors and legal issues through their other companies.

Tony King commented \$40,000 was budgeted for this expenditure of the \$80,000 contract, which would amount to an additional \$17 per unit per month. A meeting has been set up with Watson Management Company to pursue negotiations.

Eric Vermilye, President, reviewed:

- 1) Warner Creek Project: The project is underway with the protection work up and trucks rolling in for the restoration. The Board is working with 707 Landscape on adjusting their cutting schedule. There is to be no watering, no palanting, no digging, no walking or dog walking, no cutting or mowing behind Buildings 1 or 14. This will be approximately a three month process. Be patient!**

- 2) **Maintenance:** We are speeding up spalling & waterproofing which are the two main issues. Bldgs. 2,3 & 4 have been prepped. Engineer, Kimley-Horn will do Sounding Test on the other buildings to identify the areas that need to be addressed, i.e. Bldgs. 5 & 7.
- There have been several leaks in Bldgs. 6 & 15 due to flashing & A/C problems. These will also be addressed by professionals and a procedure setup to work with the Reserves and the Budget in order not to increase the HOA or impose an assessment.
- 3) **Citizens Lawsuit:** The documents have been submitted for negotiation. It has been a lot of work, but everything is looking positive,

REMINDERS:

- 1) **New Door Locks:** Remember to leave the front door/shutter key(s) or door combination with the Office for emergency use
- 2) **All drains need to be cleaned at least once a year; A/C's, sinks (dishwasher build up) & shower drains with dryer vents done on a scheduled basis. R & R 111.20**
- 3) **Keep pathways clear on your front balconies, stairways & walkways of obstructions. R & R V111.a (1)**
- 4) **ESA's & Service animals must be kept on a leash and any droppings picked up immediately.**
- 5) **DO NOT FEED ANY WILD ANIMALS. R&R- Common Sense**

Thank you.

Your Board of Directors

Eric Vermilye, Phil Bollman, Tony Kine, Chris Brennan, Karen Vertesch

