

RIVER CLUB REVIEW

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**The Official Newsletter of the River Club Board of Directors
May 2021**

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

Officer Report:

John Mears, President, reported on:

- 1) Flood Insurance:** The attorney's interpretation of the documents require Flood Insurance. With the overestimation of the General Liability Insurance and the \$30,000 budgeted, the \$75,000 due in September for the Flood Insurance will be covered.
- 2) Cable TV:** An impressive presentation was given by QXC at the Highland Beach complex consisting of 4 10 story buildings with 79 units in each building. Jon Korda has done a great job in negotiations with a survey to follow, including Maddy Bellows' study on the best selection of the 4 programs available. The contract has been forwarded to the attorney for review. The AT&T contract is up in April 2022. The Board will be advising and working with all residents on the transition.
- 3) Kayak Project:** The legal opinion from the attorney regarding this project would take a 65% approval vote from all the owners for any kind of special or exclusive use of the Common Area.
- 4) Towing Sign:** The sign will be repositioned to avoid obstructing the River Club sign and remain in compliance.

Nancy Keough, Vice President, thanked the residents that had submitted emails with their comments, concerns and phone numbers to keep all of the Board in the loop and informed for better assistance

Thomas Edwards, Treasurer, reported Cash and other Assets totaling approximately \$740,000 with the Reserve portion of \$621,000.

- 1) Concrete Reserve - \$24,400 spent of the \$50,000 budgeted.**
- 2) Flat roof Reserve - \$22,000 spent due to roof leaks.**
- 3) General Liability Insurance - \$46,000 less spent this year.**

- 4) The Shoreline Reserve totals \$47,700 for the river & embankment.
- 5) Loss of \$4,600 due to \$3,500 for the Annual Audit paid in January.

Kelly Schulz, Director, introduced Roger Baber, engineer, who gave several recommendations for the Building 1/Shoreline Project that would stabilize both the shoreline and the building. The Board has engaged Roger Baber to do the project with the recommendations presented from the studies..

Loretta Gill, Director at Large, commented the Landscape Committee newsletter had been sent out last month with the River Club newsletter regarding summer maintenance and work orders.

Karen Vertesch, Secretary, thanked all the residents that updated and returned their Contact Consent form.

Updates for official notifications can be made by filling out the Contact Consent form at any time and returning it to the office.

Board Meetings; The next Board of Directors meeting will be Wednesday, June 9th at 6:30 p.m.

NOTE: For residents that do not have email or elected not to get communication by email, meetings of the Board of Directors, Committees, and Workshops will be posted on the website Calendar or on "Notices" at rcmcowners.org and on the Director's Bulletin Board at the Clubhouse.

Your Board of Directors

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