

To River Club Owners:

The current board is and has been following the recommendations of licensed professionals in the state of Florida to help us determine what is the best path to solve the issues of building one. This board and any other board should always follow the advice of licensed professionals and legal professionals on major issues that effect the community. While opinions are appreciated, the board has a fiduciary responsibility to rely on those licensed professionals and not the advice of owners who are not licensed professionals.

This board has held several meetings over the past two years regarding the embankment and the building. We have had held meetings where the engineer from MCR came in to discuss what was happening and what the best way was to go about solving the issue. The board has also provided to the community via the website all the engineering reports, attorney letters, and any other information regarding the project for owners to view. Any information that was provided to the board has been passed on to the owners. Owners are free to go to the website and look for themselves and read past meeting minutes, reports, and any other piece of information they are looking for. Owners also have the right to go to the office and request copies of any of these reports.

The following are dates where the issues regarding building one was discussed in an open forum.

Feb 13, 2021: The board announced that MCR had met with board members and that MCR was doing another study on the building

Feb 24, 2021: It was announced that the engineer from MCR would be at the next board meeting on March 10, 2021 to discuss the issues with building one.

March 10, 2021: MCR came in to discuss the issues with building one and why a vinyl sheeting upland retaining wall would be the best solution to solve the erosion of the embankment and the stabilization of the soil around the building.

April 14, 2021: The board reported that MCR had gone through several units in building one to determine what was and wasn't an issue with cracking and movement of the building and that a report was being generated.

May 12, 2021: MCR is again asked to come in a make a presentation as to the conclusion of their report and what was recommended. It was determined that a vinyl sheeting retaining wall was still the best solution to solve the issues of the building.

June 9, 2021: It was stated that plans were being drawn up by MCR for the retaining wall.

July 14, 2021: There was an update on the embankment restoration provided. It was discussed that the board would consider other ways to fund the project instead of burdening everyone with a one- time assessment. There was also a general understanding with an overview of project provided.

August 18, 2021: It was stated that drawings for the upland retaining wall would be completed soon and that piping of the water lines was to be conducted to determine if there was an issue with the lines.

September 15, 2021: It was stated that the drawings for the upland retaining wall would be available in the office. A motion was passed to approve the plans and to allow for proposals from various contractors to be submitted.

October 13, 2021: It was stated that four contractors were working on bids to complete the upland retaining wall.

February 2, 2022: MCR was asked to come back for more discussion on the embankment and the building. It was decided that the board, at the request of Tony King, bring back the engineers from 2015 to follow up on the report from MCR.

April 6, 2022: It was stated that Universal Engineering had come back in as requested to conduct another study and to provide a recommendation of the embankment and the building. It was stated that they stood by their initial recommendation from 2015 to install helical piles to support the building. It was also stated in the report and further testing would be a redundant measure. It was stated that a third structural engineer would come out and do a study. At this meeting a vote was made to have MCR put in a drainage system that would direct the water away from the building. This was a recommendation that had been stated in prior reports to be done in addition to a vinyl sheeting retaining wall.

April 27, 2022: The members were informed of the third engineering report that was provided by Mathers Engineering. The engineer agreed with the previous recommendation that a vinyl sheeting retaining wall would stabilize the embankment and the soils under the building. It was also brought up that the associations attorney clarified that this was a maintenance issue, and the decision was one that the board was fully able to make based on professional engineering reports. A vote passed to move forward with compiling updated bids from contractors regarding the installation of the vinyl sheeting retaining wall.

Sincerely your board members,

John Mears, Nancy Keough, Loretta Gill, Kelly Schulz