

RIVER CLUB

REVIEW

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The official News Letter of the River Club Board of Directors

August 31, 2022

The Board of Directors has been busy conducting the business of River Club. The following is an update on the various projects in the works.

Gate House Repairs

We have entered into a contract to repair the stucco in the sign area of this building. While the work is going on one side of the entrance / exit will be closed to traffic from time to time. This means that we will be using one side of the driveway roads for two-way traffic. Please be careful and courteous. Once the stucco is replaced and it is painted the sign will be repaired by replacing the missing parts.

At the same time this work is going on QXC will be installing a new ac unit for the gate house and starting to install and connect their equipment that will be installed there. In an effort to improve the environment in the gate house we have insulated, and sheet rocked the interior.

Building 1 condition assessment

We contacted and had a structural engineer do a door-to-door inspection of the interior of each unit and the entire building. This thorough inspection has taken place. The only possible significant problem found is a crack on each side of the firewall between units 202 and 203. The engineer stated that these types of cracks are typical in the type of construction we have. To determine if the crack is active, we have installed two crack monitoring devices on either side of the wall over the crack. These devices are to be monitored on a regular basis to determine if there is any new movement. To date there has been no movement. We are still waiting for the official written report from the structural engineer.

Building 1 embankment and drainage assessment

Through the facilities committee and the BOD, we have contacted and hired a civil engineer to advise us as to how best deal with the creek embankment behind building one, the various drainage issues, and to advise us on how to repair and correct the problems causing the current erosion issues around the building. The engineer has come out and walked around the building asking questions and took lots of pictures.

We have received a proposal from the engineer to prepare a detailed proposal for a shoreline rebuild with re grading, Rip Rap, Geotech fabric, and resodding. The issue of roof drainage will be part of the

proposal. At this point it is important to go through the process of getting the permits from the State. We have until the end of September to obtain the necessary permits, or we will have to put any work off until next May.

Other projects in the works

1. We have received a quotation from Jensen Beach Aluminum for accordion type shutters for the club house and we are getting one from Expert shutters. We will review the quotes and determine if it will fit into this year's budget. Currently the storm shutters for the clubhouse are the panel type. When there is an impending storm coming, it is a major time-consuming project to install all the shutters.
2. We have entered into a contract to remove and reconstruct a drainage slue way located at the east end of the building one parking lot. This work will begin shortly.
3. We have received quotations regarding the pool furniture. We will repair and re-strap all the lounges, and add a few more end tables. We hope to have this work done by mid-October.
4. Some minor concrete restoration on buildings 15 and 10 has been completed.

QXC Internet and TV Contract

Well, it's the end of August and QXC is finally trenching the fiber conduits into the ground following the layout diagram below.



The conduits are buried in hand dug trenches 12 to 18 inches deep.

The fiber will enter the phase one buildings on one end of the building by going up and through an existing conduit mounted to the end of the building. The fiber will then go across the second-floor units in the attic. The individual fiber for each unit will then drop down an existing pipe chase located between the living room wall and the laundry room. It will exit the wall in the living room and the

inside equipment will be installed there so that it is centrally located within the unit.

For the phase two units the fiber will first come into the ground floor unit master bedroom wall. Using what they call invisible fiber they will run two fibers along the top of the base board to the corner of the room then up the corner to the ceiling, along the ceiling to the bathroom corner of the room. Into the closet and out at base board height into the living room very near where the comcast cable comes into your unit. The first-floor unit will have the inside equipment installed at this point. The other fiber will then go up the existing cable conduit and out the wall in the into the second-floor unit. The second-floor units' equipment will be installed at this point centrally located within the unit.

Now sometime in September you will be contacted by the BOD about us allowing the install crew access to your unit to run the invisible fiber and install the inside equipment for the WIFI portion of the project. Most likely starting in late September or early October you will be contacted again so you can set up your account and have the fire sticks for the tv portion of the project delivered. Some of you may have already received an email about the new system and about setting up an account. At this point this information is purely for information. You will not set up an account until the firesticks are delivered to you and you are trained on how to use them.

We're still on target to shut the AT&T U-verse system down on November 1st.

There is a plan in the works to coordinate with UPS to make it simple for all of us to return all the AT&T equipment in your possession. If you remember back when AT&T installed the internet and TV equipment in your unit you signed a contract with them. You are financially responsible for this equipment. It is in your best interests to make sure all of it gets returned. You will probably have from November 1st thru December 1st to get this done.

Landscaping

This year we have trimmed all the palm trees except the cabbage palms. The cabbage palms will be on an every other year trim cycle.

Recently we discovered three more clumps of Areca Palms that are infested with Ganoderma. This disease is slowly spreading from Areca to Areca around the property. Due to the trimming methods of this type of palm they are very susceptible to contracting the disease. Once an Areca Palm clump gets infected it can easily spread to other species of palm nearby. It is the thinking of the Landscape Committee and the board, that we take a proactive approach to this problem. We are in the process of obtaining quotes to remove all the highly susceptible Areca Palms on the property. Taking this step could ensure the safety of all the many remaining species of palm we have around our property. Once the Areca Palm is cut down and the stump either ground up and discarded or cut up and hauled away a replacement tree or bush not of a palm variety can be planted in its place. During this process everyone will have to have patience.

Meeting Zoom for meetings

During the past 5 meetings with zoom, the attendance has been between 20 and 35 owners. We have been talking between ourselves on how to improve this situation. One solution will be to have a non-board member or officer run the Zoom meeting. We plan to have a monitor in front of the directors up close so they can observe the zoom participants and call on them if they have questions. We also plan to mirror the boards screen onto the tv behind them so all in attendance can see the Zoomers. In addition, we plan to activate a special microphone in the audience area so these participants will no longer need to come up to the front of the room to speak.

It's Your Money

Upcoming Projects

Concrete restoration

Sealing and or repaving our roadways and parking areas. Including line and car stop painting.

Doors to help conceal the construction dumpster from view.

Re conditioning of phase one railings and stairway railings.

These are just a few of the items that will be addressed.

Remember - *IT'S YOUR MONEY*

Neighborly Reminders

The recycling bins are for items that can be recycled. Plastic shopping bags and kitchen garbage bags cannot be recycled. Please if you bring your recyclables to the enclosure in a bag, dump the contents into the proper bin and throw the bag in the garbage dumpster.

Rules and Regulations

Per our rules and regulations item IX. GUESTS & VISITORS 1. Any guest occupying owner-member's unit is required to register at the office. The Board of Directors must have a guest form or letter from the owner-member giving the guest permission to occupy the unit; not to exceed fourteen (14) days. This guest form or letter must include the dates of guest occupancy.

As owners and residents of River Club it is the responsibility of all of us to obey the rules and regulations and to inform our visitors and guests of them. Contrary to a common belief, it is not the responsibility of the Board of Directors to patrol our grounds 24 hours a day to search for violations. It is collectively the responsibility of all of us.

Please take note of rule IXI. Guests & Visitors, item 4. Your Guests and visitors who are not residing overnight must be accompanied by the Unit Owner or the Approved Lease while using or entering any of the common areas of River Club. This also includes use of the leased dock area.

It seems to work out that most rules are broken by our visitors and guests that visit during the year from time to time. Please make an extra effort to make your guests, visitors, and tenants aware of our rules before they arrive here so that they will know what to expect. If your guest arrives with a dog, or a motorcycle, it is too late to tell them that they're breaking the rules. In addition, you will have the unpleasant task to handle when you ask them to leave instead of welcoming them because they are breaking the rules.

Please be considerate of your neighbors and obey the rules.

Your Board of Directors

Ken Kusen

Tony King

Karen Vertesch

Loretta Gill

Larry Hanlon