

RIVER CLUB

REVIEW

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The official News Letter of the River Club Board of Directors

June 13, 2022

The Board of Directors held a meeting on Monday June 13th. The following is a review of the items discussed at the meeting, and additional information on upcoming projects and other issues.

Financial Report

Tom Edwards did not read a financial report at this meeting because of the specific limited agenda.

Discussions at the Board Meeting

This meeting was held for the sole purpose of appointing three unit owners to serve as replacements for board members John Mears, Nancy Keough and Kelly Schulz who were recalled at the last board meeting held on Wednesday June 8th. At this meeting, the three candidates with the most votes, Ken Kusen, Tony King, and Larry Hanlon were appointed to fill the vacancies.

After the first meeting adjourned the new board held an organizational meeting. At this meeting Ken Kusen was elected president, Tony King vice president, Karen Vertesch secretary, Larry Hanlon, and Loretta Gill as directors. Tom Edwards was confirmed as the treasurer and John Korda was confirmed as the budget chair and communications officer. Larry Hanlon and Tony King were appointed to spearhead the investigation of the building 1 issues and help lead us to the proper solutions. In addition, they will ask for owners who have worked in the construction industry or are engineers to join a new committee. This committee will review all engineering reports for any issues that come before the Board, oversee all construction projects in River Club, and help write specifications for construction projects. Larry Hanlon will oversee our maintenance department. In addition, our attorney, and current bank were retained.

New Board Meeting June 15th

A new board meeting will be officially posted today, Monday June 13th for a meeting to be held on Wednesday June 15th at 7pm. At this meeting, the new board will discuss the game plan for resolving the issues concerning building one. We will be addressing our game plan for both the building and the embankment. We will also update you on the progress of the new internet / TV company QXC.

Board of Director Recall

Starting around the end of May, a group of genuinely concerned unit owners formed a group to recall a majority of the board of directors. Three directors John Mears, Kelly Schulz and Nancy Keough were put on the recall ballot. Five prospective unit owner candidates were listed as replacements. The ballot was circulated around River Club and emailed to those who were not here. On Sunday June 5th 108 ballots had been collected and the recall was presented to the Board prior to their meeting. The board then had 5 days to confirm or reject the recall. At that meeting, one of the directors that was being recalled, Nancy Keough, resigned, and Karen Vertesch was appointed to fill her position on the board. This meant that if the recall was confirmed we were no longer recalling a majority of the board, or so we thought. Then on Wednesday June 8th the board confirmed the recall. John Mears and Kelly Schulz were therefore removed from the BOD. Since a majority of the BOD was still intact, per FL Statute 718, they could accept the results of the votes on the recall ballot, or they could appoint unit owners of their own choosing. John Mears and the property manager contacted River Clubs attorney for her opinion on who should become the replacement directors. Our manager Barbara received the attorney's opinion shortly before the 10 am meeting today. It was determined that since the recall was served before the meeting that no one should have been appointed to fill Nancys spot on the board. Therefore, a majority of the board was recalled, and the replacement directors would be the three candidates on the recall ballot with the most votes. Based on this Ken Kusen, Tony King and Larry Hanlon were appointed to the board.

Building 1 Drainage Project

The drainage project previously approved by the prior BOD has been put on hold. Martin County has put a stop work order on this project. Earlier this year it was determined that the roof water could not be drained directly into Warner Creek, so the new plan was to drain the water into what was referred to, by the MCR engineer, as an existing retention area adjacent to the building. It turns out that this area East of building one is a state protected tidal wetland not a retention area. Until we come up with an alternate place to drain the rainwater this project is unfortunately on hold.

It's Your Money

Upcoming Projects

Building 1 inspection by structural engineer and digital survey to monitor any movement.

Building One creek embankment assessment and all possible remedies for the current erosion problems.

Building 1 rainwater diversion possibilities.

Concrete restoration

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

River Club sign repairs

Doors to help conceal the construction dumpster from view.

QXC internet installation process

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

Remember - *IT'S YOUR MONEY*

Neighborly Reminders

From time to time we have all heard the horror stories about a unit owners hot water heater or washing machine hoses that sprang a leak, destroying the interior of two condos, if the leak was in the second floor condo. If you don't know how old your hot water heater is or if it's more then eight years old, you should probably have it replaced. Your lucky if it lasts more then 8 years. If your washing machine hoses are more then 4 years old replace them. Stainless steel braided replacement hoses are available and they are much more resistant to bursting then your original hoses. You should consider these when replacing your hoses.

Rules and Regulations

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