

RIVER CLUB REVIEW

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The official News Letter of the River Club Board of Directors

June 15, 2022

The Board of Directors held a meeting on Wednesday June 15th. 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 read the financial report as of May 31, 2022. He reported total assets of \$984,000.00, of which \$853,000.00 was in our reserve accounts, and the balance of \$131,000.00 consisted of operating funds and prepaid insurance. The river portion of the Shoreline Reserve is \$22,400 and the Creek portion is \$55,500. There is a gain of \$25,300; General Liability Insurance is under budget by \$18,000; Administration is under budget by \$10,000; Utilities are under budget by \$4,700; Building & Equipment are under budget by \$7,000 and only \$2,000 spent for Concrete Restoration to date

Discussions at the Board Meeting

This new Board of Directors will be working hard and together, sharing responsibilities, and doing what is best for all of River Club. Our newly formed Construction committee will help us all by using their professional expertise to guide us going forward on the many construction projects we enter into.

Building 1 Sheet pile wall contract

At the last regular board meeting a motion was made and seconded for the president to enter into a contract with UESI to install a sheet pile wall behind building one. A new motion was made at today's meeting to rescind this motion. The motion passed.

Loan to finance Sheet pile wall contract

At the last regular board meeting a motion was made and seconded for the president and Tom Edwards to negotiate a 4-to-5-year loan with our bank for financing to pay for the wall project. A new motion was made at today's meeting to rescind this motion. The motion passed.

Building 1 condition assessment

Up until now we have been relying on information received from unit one owners that the building is sinking, sliding into the creek, and crumbling. All the information is based on unlevel floors, hairline tile cracks, sheetrock cracks, undermined patio slabs, and other abnormalities. In addition to these unit owner concerns are all the original contractor building defects easily found in this building.

We are in the process of hiring a structural engineer to do a door-to-door inspection of each unit and the building as a whole. Part of the inspection will be to set up markers on the building and digitally scan the building from time to time to once and for all establish whether the building is moving or not.

Each of the building one owners should supply by email a written list of concerns or problems within their unit asap, so when the engineer goes into your unit, he can specifically look at your concerns and determine what the cause might be. You may want to list any repairs completed in the past.

Everyone needs to keep in mind that all concrete block buildings over time do settle a little causing ceiling, wall, and floor cracks. When these type buildings are originally built floors are not always perfectly flat and or level, prestressed slabs are not always installed flat, and by nature due to their length they are arced slightly causing what seems to be out of level floors and ceilings.

When the engineer from UES was here in February he stated among other things, that the so-called loose soil conditions found are likely to be the same throughout River Club. In fact, the 2015 UES report bears this out. The core samples taken along the building 14 foundation at that time are substantially the same as the core samples taken by building one. Construction practices have changed over the years, and perhaps if this building was constructed today at this location different techniques would be used.

Building 1 embankment assessment

We are in the process of contacting a civil engineer to advise us as to how best deal with the creek embankment behind building one, and best repair and correct the problems causing the current erosion problems. Reports will follow as soon as we get the engineer out here.

It's interesting to note that in all the places where owners in building one have illegally dug in and buried pvc pipe to direct the flow of down spout water away from the building, is where all of the erosion is taking place. The water is exiting the pipe near the top of the slope resulting in the soils of the slope washing away below the pipes outflow. In areas where the water is allowed to come out of the down spout and flow out onto the grass, there is no erosion.

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. Based on the engineering reports we anticipate receiving from civil engineering, it may be that we do not need a piped drainage system. For years the roof water has been absorbed into the surrounding grass area without causing damage to the embankment. Let's find a way to restore this natural process.

QXC Internet and TV Contract

Back a few months ago the River Club Board signed a contract with QXC, an internet provider. Since the contract was signed QXC has been working to sign a contract with a fiber optic internet carrier, obtain all permits required and hire a contractor to dig in all the underground conduits for the fiber optics. To date the street level fiber network has been chosen and QXC has a contract with them.

They have also hired a contractor who will dig in all the underground plumbing, and permits are close. We are getting close to the start of the fiber installation for the new QXC internet/tv contract service. Sometime in July QXC will be contacting you by telephone, for permission to enter your unit to bring the fiber into your unit and install the fiber termination plate. You might need to contact a neighbor to oversee the installation in your unit if you will not be here. Once all the fiber is routed through the ground and into all the units, QXC will start the next phase of installing the Wi-Fi modem/hotspot in your unit, and then they will bring the TV portion of the project to you and teach you how to use it. This phase will start to happen in the September/October time frame. You will need to physically be here at River Club for this portion to take place. Don't worry if you are not here in October; you will be able to schedule this portion for when you are here. The target date for us to go live with QXC and disconnect AT&T is November 1st. So, if you will not arrive until after November 1st, you can make an appointment with QXC for some time after you will arrive.

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 January 1st to get this done.

Meeting Zoom for meetings

During the past 4 meetings with Zoom, the attendance has been between 25 and 35 owners. One of the problems we are having with Zoom, is that Tom, who is good enough to volunteer his laptop to conduct the meeting, is not able to monitor the meeting on the computer. Tom is trying to be attentive as an officer and run Zoom hosting at the same time. We have already 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 board's 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.

We are also aware that we do have enough bandwidth presently, and there are people in the audience using some of the available bandwidth while doing things on their phones. We may even get to the point that hosting can be done remotely. We may have to struggle through the next few months, but it will be a priority by Fall to get all the improvements in place.

For now, we will hope that Zoomers can attend with the limited resources we have and thank Tom for setting it up.

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.

QXC internet installation process

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

Remember - *IT'S YOUR MONEY*

Neighborhood 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

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