

# RIVER CLUB REVIEW

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**The official News Letter of the River Club Board of Directors**

**June 30, 2022**

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The Board of Directors held a meeting on Wednesday June 29th. The following is a review of the items discussed at the meeting, and additional information on upcoming projects and other issues.

## **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 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.

At the meeting, after review by the facilities committee and based on their recommendation, we voted to hire Bowman Engineering to go ahead with their survey proposal. They will attach 32 permanent markers at various locations around the building, at key locations. In the future the building will be surveyed or measured again, and this info will be compared to the original data that was recorded. Depending on the comparative data obtained we will take their recommendation for the next data collection date. It could be that the building may have settled 47 years ago but is rock solid now.

If you go to the River Club website the proposal is there for your review.

We have contacted and scheduled a structural engineer to do a door-to-door inspection of each unit and the entire building. This inspection should sort out actual structural and construction issues from normal minor building movement due to expansion and contraction. This inspection will take place July 6<sup>th</sup>. A written report will follow.

We have asked all the building one owners to supply by email a written list of concerns or problems within their unit asap, so when the engineer goes into their unit, he can specifically look at their

concerns and determine what the cause might be. One unit owner supplied pictures of a recurring sheetrock crack on a non-structural wall. We will use the information previously obtained over the years that is contained in the building one book held in the office during the inspection. Interestingly two of the unit owners refused to allow directors to enter their unit during the inspection. However, per Florida statute 718, and our Declaration of Condominium the directors are permitted to enter any unit for common element issues, after giving notice. A director must accompany a vendor entering a unit for these purposes, especially when the owner is not present.

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.

### **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. A report of their findings will follow shortly.

### **Building 1 Drainage Project**

The drainage project previously approved by the prior BOD has been shut down. On June 2<sup>nd</sup> Martin County put a stop work order on this project when they rejected the permit. Then on June 9<sup>th</sup> MCR delivered a bunch of piping and shortly after began digging holes behind the building even though the permit was rejected earlier. Based on the project termination, the company MCR, has filled in the holes that they dug behind the building and will remove the pipes that are on the lawn next to the building. Knowing the project could not go forward and without a signed contract this company was paid \$4,500 to get the project started. We are in the process of getting our money back.

### **Other items discussed at the meeting**

1. The lock on the workshop door has been repaired. Anyone with a workshop key should now have access.
2. We are checking into various options for the game room temperature control. A solution is coming shortly.
3. Code Red has been contacted to repair shingles on building 2.
4. 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 of the shutters. Larry is getting quotes to install accordion type shutters which would make the task much quicker and easier.
5. Larry has taken our maintenance man Mark to Lowes. They picked out and purchased a set of battery-operated tools, currently every time Mark works on a project around the property, he needs to string out a lot of extension cords to power his tools.
6. The budget committee is looking for owners to assist them in preparing a budget for the 2023 year. If you would like to help, please contact Jon Korda or Tom Edwards.
7. The exterminator we currently employ does not enter your unit. From time to time they spray around your unit. If you have ants, termites or other insects invading your unit, you need to fill out a work order and the pest control people will come to your unit.

### **QXC Internet and TV Contract**

July is here. Sometime shortly a person from QXC will be contacting you so that they can enter your unit and install the fiber termination plate.

As a recap, 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 you 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 1<sup>st</sup>. So, if you will not arrive until after November 1<sup>st</sup> 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 1<sup>st</sup> thru January 1<sup>st</sup> to get this done.

### **Meeting Zoom for meetings**

During the past 5 meetings with zoom, the attendance has been between 20 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 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-strapping the pool patio furniture and or replacing it. Quotes are in the works.

**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

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*