

RIVER CLUB

REVIEW

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The official News Letter of the River Club Board of Directors

July 22, 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.

Building 1 condition assessment

Previously the BOD voted to hire Bowman engineering to conduct an elevation survey of building 1. The initial base line survey is now complete. The results of the survey are online on the River Club website for your review. Keep in mind that the numbers in the report are simply base line numbers. There were 32 markers placed on the building at various key locations and two reference markers placed near the building. As we record data in the future the new numbers recorded will be compared to the base line numbers and at that point, we will be able to tell if the whole building is moving or if a part on the building is moving, or if there no movement at all. The next scheduled measurement is for October of this year.

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 there are several reasons why the cracks could be there. 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 will be monitored on a regular basis to determine if there is any new movement.

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.

Other projects in the works

1. We have received a quotation for the game room temperature control, and bath house thermostat. These new controls have been installed. The temperature can now be controlled by the occupants in the game room.
2. Code Red has been contacted to repair shingles on building 2 but has not shown up yet.

3. We have received a quotation from Jensen Beach Aluminum for accordion type shutters for the club house. We will review 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.
4. We have received a quote to properly caulk the crack on the exposed portion of the firewall found in building one. This work will be done asap.
5. We have received a quote to repair the stucco located above the guard house. Once this repair is complete, we will repair the sign located there.
6. We received a quote to remove and reconstruct a drainage slue way located at the east end of the building one parking lot. This work will begin shortly.
7. We have received quotations regarding the pool furniture. We have a quote to replace all the lounges, and one to repair them. We will discuss this at our next meeting and decide which way to go.
8. Code Red has also been called to repair a roof leak on building one over unit 1-202.
9. An elbow on the irrigation well head has split. Repairs are scheduled for asap.

QXC Internet and TV Contract

July is here. Sometime between now and the beginning of August a person from QXC will be contacting you so that they can schedule entering your unit to install the fiber termination plate. There is a schematic diagram on the River Club Website you can look at. It shows the various routes that the fiber will be run around River Club to your building. It has not been finalized how they will bring the fiber into your unit. When we know more, we will forward this info to you. The idea is to install the fiber termination so that it is centrally located within your unit.

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 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 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 second floor 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

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