

RIVER CLUB

REVIEW

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The official News Letter of the River Club Board of Directors

September 5, 2022

The Board of Directors has been busy conducting the business of River Club. The following is an review of the September 2nd Board meeting and the various other 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 and replaced.

QXC Updates

Work Continues with installing equipment in the Gate House and all of the accounts are being set up by the support staff at QXC. By now all of you should have received the following flyer from QXC explaining what to expect as the install proceeds. Click on the link just below.

<https://rcmcowners.org/wp-content/uploads/River-Club-Welcome-Fiber-Feed.pdf>

All of us will need to have an Amazon account so that the fire sticks will work. So, if you do not have an account at the present time, you should prepare now by opening one. No credit card info is required.

AT&T account Cancelation and Equipment Return

Included in this section of the newsletter is a link to a letter with instructions from AT&T with how to cancel your account and return some of their equipment. **It is important that you contact AT&T before November 1st.** If you do not contact them, you will be charged for continuing service with AT&T at the retail price.

When you call you will be given instructions on how to return the equipment. They will tell you what to return and what to recycle. Then within 20 days after November 1st, or by December 20th, you will need to bring the returnable equipment to either a UPS or FedEx store. They will package the equipment, give you a receipt and return the equipment to AT&T.

If you do not return the equipment within 20 days your account will be charged a non-returned equipment fee, \$150.00 per item that needs to be returned. This will continue until you return the equipment. However, if you can return the equipment within 90 days, or by January 31st, the fee will be forgiven.

Owners, you must read the letter from AT&T seen in the link below.

https://rcmcowners.org/RiverClub_MainOffice/WebDocs/Financial/River_Club_Contracts/ATT_DebulkLetter_08312022.pdf

You will need to call 1.866.299.6824 to verify your email address, phone, and other account information, and to ask to cancel service on or before November 1, 2022. You can call now to cancel your service.

After you call and tell AT&T when to cancel your service you will receive an email 24 hours after the termination, so you should not expect an email earlier. The email you will get will be paperwork with your account number and a bar code that is scanned at UPS or FEDX

You do not need to box up the equipment, but the equipment to be returned and the printed email with the return info is needed when the equipment is returned.

For any and all equipment that AT&T tells you to recycle, we will set up a drop off location at River Club to collect the equipment.

Many of us have a credit balance of \$7.99 or \$8.99 that lingers on the account. AT&T will send a debit/gift card for the balance once the account is closed.

Land Lines with AT&T cannot and will not be extended, so if you want to keep a land line you will need to make sure that QXC has your information to transfer the line to QXC's VOIP, or you can choose another VOIP vendor. In order to transfer your land line to QXC you will need to send a copy of your AT&T phone invoice to them. You can make this arrangement when QXC's customer support contacts you within the next two to three weeks.

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 assessment report is on the website so you can read it in its entirety. 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 be monitored on a regular basis to determine if there is any new movement. To date there has been no movement.

In addition, we reported earlier that we installed 32 markers on building one. A survey was done, and the elevation was recorded in a report. This base line info is on the website for your review. In October the survey will be done again to compare the initial measurements to the new ones. From this information and additional future surveys we will be able to tell if there is any movement of the building.

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.

At our September 2 meeting a motion was made and seconded to go ahead and pay a \$1,500.00 retainer to the engineering firm to get the process started. As we progress, we will eventually pay a total of \$13,000.00 to the firm for their work. As we get more information, we will get it out to all River Club Owners.

It's Your Money

Projects worked on or Completed

Larry Hanlin reported that We have recently completed several roof repairs. That new thermostats have been installed in the game room, club house, pool bath house, and the exercise room. The lock on the workshop has been repaired and the rotted wooded door has been replaced. He also stated that the pool heater / Chillers have been checked and that they are in perfect working order. He also reported that the stucco restoration work on the gate house should be completed next week along with the new replacement slue way at the east end of the building one parking lot.

Financial

Tom Edwards gave a brief financial report stating that we are in good shape financially and depending on actual expenditures for the balance of the year we have about a \$56,000.00 budget surplus.

Budget Committee

Tony King is the Boards Liaison with the budget committee. He reported that the budget committee had its first zoom meeting last week and he went over some of the items in the budget that needed to be worked on. Some of these items were pest control, roofing shingles vs. Metal, exercise equipment upgrades, asphalt sealing and paving, shoreline for building one, employee salaries, tree removal and replacement.

Pool Furniture

Ken Kusen thanked Cheryl Hanlin for her work obtaining a quote to repair the pool furniture. A motion was then made to go ahead with the repair and re-strap. of all of the 17 Chaise Lounges and the 5 Recliner chairs with ottomans. In addition, we will purchase 5 additional end tables to be used in conjunction with all the pool furniture. The cost for this work is \$3,632.10. We hope to have this work completed by the end of September.

Clubhouse Shutters

Ken Kusen then talked about the quotes received for accordion type shutters for all the windows and unprotected doors of the clubhouse and game room. A motion was then made to spend \$14,430.88 to purchase the shutters. The shutters will be ordered after the holiday and should be installed in about 60 days or less.

Landscaping

In the last newsletter we reported that we discovered three more clumps of Areca Palms that were 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 obtained two 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. At the meeting a motion was made to go ahead and spend \$6,060.00 to have the Arecas removed, the stumps ground and debris removed. This work will be scheduled asap.

Once the Areca Palms are cut down and the stumps 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.

Phase one Railings

We have seen that the 17- or 18-year-old railings on the Phase one stairways are in rough shape appearance wise. They are faded, pitted, and the powder coat is peeling in some areas. So far, we

have found one painter who can do the work to refinish the railings at a cost of \$2,700.00 per Quad. We have 13 phase one quads. We will continue to look for other painters. Before the end of the year, we hope to get started refurbishing the railings. We will start with the worst ones and eventually get them all done.

The Associations Financial Software

At the meeting we had a brief discussion about the TOPS Pro software that we have been using since 1997. TOPS no longer supports this program, and the payroll portion does not update the payroll taxes to be withheld. It is time to either purchase the new TOPS program which does not support payroll or look into other condo association software that will do the job we need now and into the future.

We will be researching this issue and hopefully decide before years end.

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