



# The SCOOP!

Newsletter of the North River Shores Community

Volume XXXIX, No. 1

January/February 2014

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## 2014 NRSPOA Officers, Directors & Committee Chairpersons

Glen Gareau .....	President
Frank Garcia .....	Vice President
	Deed Restrictions & Legals
Barbara Brown .....	Communications Monitor
	Membership & Covenants
Mike Ferraro .....	Treasurer
	Finance & Budget
	Insurance Liaison
Jeanne Price .....	Secretary
Mary Rose Bressman.....	Social Committee
	and Co-editor of <i>The SCOOP</i>
Chuck Romano.....	Landscape Maintenance
	Special Projects, Dredging
Lisa Ravelo .....	(Gov't & Public Relations)
Katie VonAldenbruck.....	Nominations
	<i>The SCOOP</i> Liaison and Editor

2014 Board meetings will be held at 7 p.m. on the third Wednesday of the following months: January, February, March, April, May, June, September and October. All meetings are held at the First Presbyterian Church on Pine Lake Drive. NRSPOA members may attend with approval from the Board. Any member in good standing (all assessments paid) wishing to address the Board should call 692-3939 and leave a message no later than noon on Friday before the next scheduled meeting. Schedule changes are posted on our web site: [www.northrivershoresfl.org](http://www.northrivershoresfl.org). NRSPOA, Inc. does not have a physical office, but may be reached at 692-3939, which is both a voice and fax number.

*The SCOOP* is published six times a year by the North River Shores Property Owners' Association, Inc. Submissions can be sent to Katie VonAldenbruck at [katie@kdvon.com](mailto:katie@kdvon.com)

## The Fast and the Foolish

By Glen Gareau

There have been several incidents lately involving reckless driving in our community parks and on our neighborhood streets. A red Toyota MR2 was observed running a stop sign and fishtailing at a high rate of speed down Spruce Ridge Drive. A black Lexus 300 was observed spinning in circles in the church parking lot. A white Toyota Tacoma quad cab was observed spinning in Nosaw Park. An unidentified vehicle has left tire tracks in Lake Park in several locations. In addition it appears more and more golf carts are being driven around the neighborhood by children. The Fast and Foolish drivers of these vehicles all appear to be teenage or younger. If these incidents continue it won't be long before one of them hits another vehicle, a tree, a child, or a golf cart full of children gets hurt.

If you have young drivers in your household please discuss with them the importance of safe driving and to be particularly cautious in residential areas where children are present. Please also remind them that the speed limit in NRS is 25 mph. Please don't allow your children to drive or ride in golf carts in the neighborhood. Not only is it illegal, but it's very dangerous for them and others.

If you own a golf cart it must be registered and display a valid license plate in order to be driven on public roads. Additionally, the driver must also have a valid license. If an unregistered golf cart being driven by an unlicensed minor is discovered by the sheriff's office driving on a road or sidewalk, the parent will be the one receiving the traffic citations. There are liability issues to consider if a neighbor gets injured by your unlicensed child too.

Please help avoid a tragedy and don't allow your children to drive or ride on golf carts in the neighborhood.





# NORTH RIVER SHORES Property Owners' Association

MINUTES of ANNUAL MEETING · November 20, 2013- 7:00 p.m. · First Presbyterian Church of Stuart

Board of Directors President Glen Gareau welcomed all in attendance, Glen then formally called the meeting to order at 7:10pm. He explained that Dr. Dennison would not be joining us to lead us in prayer and asked if anyone would like to. No one accepted therefore he proceeded with the pledge of allegiance and a moment of silence to remember the neighbors and family members lost this year.

Glen described the meeting's objective is to conduct the Association's annual business in preparation for 2014; including the approval of the proposed budget and the election of three directors. Also included was discussion of the year's accomplishments and proposed plans for 2014. Glen summarized Roberts Rules of Order for members wishing to speak during the meeting, asked that all be respectful of neighbors with differing opinions and advised that the final deadline for casting ballots was tonight.

Reminding the membership that service on the Board of Directors is voluntary; he then introduced the current board members who were present;

Glen Gareau - President; Frank Garcia - Vice President (Deed Restrictions/legal Activity); Jeanne Price - Secretary (Nominating Committee); Mary Rose Bressman (Social Chair); Barbara Brown (membership); Chuck Romano (Maintenance/Special Projects) and Katie VonAldenbruck (SCOOP and Nominating Committee). Mike Ferraro - Treasurer (Finance/Budget & Insurance) was not present but expected to arrive later. Sean Fenniman (Government and Public Relations) was absent.

Glen then summarized a list of accomplishments achieved by the 2013 Board of Directors: the park improvements, new eVoice voice message system, new website, new and streamlined variance process, addition of a daytime neighborhood watch patrol, two new message boards installed in two parks, basketball court restriped and net replaced, the bench replaced at Pine Lake triangle, replaced the flag pole, new benches installed in Lake Park, updated new resident welcome packets, irrigation and electrical repairs at the entrance, picnic at the Sandbar and a new boat ramp key process.

Glen advised those present that the meeting minutes, 2013 financial report and the results of the board of directors election would be published in the January, 2014 Scoop. Glen then summarized the park improvement projects funded from \$35,000 dollars in reserve funds approved by the members. The park improvements; drinking fountain, fishing pier, playground equipment, horseshoe pits, picnic pavilion and volleyball court. The volleyball court was budgeted for

\$700.00 dollars, but was not constructed as the Park Improvement Committee did not believe there was sufficient or appropriate space for a volleyball court. The park improvement project was completed under budget at \$34,181.00 leaving a balance of \$819.00. We could not have accomplished project of this magnitude without the volunteers; Suzy DiBartolo, Chuck Romano, Gene Van Curen, Steve Biglin, Quinton Burnopp, Trip Weidner, Christian Fox, Nathan Richey, Al Cannon, Dennis and Katie VonAldenbruck, Alec Ellis, Charlie Ellis, Mabel Witham, Barbara Brown, Bud Woodruff, Joe Evans, Len Morgan and many others. We had an excellent contractor that went the extra mile. Glen recognized Harry Insabella of Seaside Marine Construction. Harry did a great job at a great price. Resident and owner of Pace 2000 Homes, Andy Nadalin, loaned us a Bobcat and helped with the building department permit for the pavilion.

The variance process was revamped and is accessible on the website. Rizzolo group will handle the process of selecting and mailing the variance package to the adjacent 20 members. The construction forms were also revamped and are accessible on the website as well. A portion of the web site is now dedicated to educating realtors, buyers and sellers as to what they need to know about buying and selling property in NRS.

There are three nominees on the ballot; Glen Gareau finished the term of the late Tom Lusty and is running for a 3 year term. Frank Garcia joined the board to fill a vacancy and is running for an open seat for a 3 year term. He is an and a great addition to the Board. Lisa Ravelo is running for a 3 year term. She is a mother of three and a very active volunteer with many civic organizations. Glen *continued on page 5*

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NORTH RIVER SHORES PROPERTY OWNERS' ASSOCIATION, INC.  
PROPOSED 2014 BUDGET

<u>INCOME (Sources of Funds):</u>	<u>Proposed 2014</u>	<u>Approved 2013</u>	<u>Increase/ Decrease</u>
Assessments - Membership	64,435.00	57,255.00	7,180.00
Assessments - Boat Ramp	4,200.00	4,200.00	-
Advertising	5,400.00	5,400.00	-
Interest Earned	1,500.00	1,500.00	-
Late Fees	2,000.00	2,000.00	-
Ramp Key Fees	2,400.00	150.00	2,250.00
Donations	4,000.00	2,800.00	1,200.00
Other Income	3,525.00	4,310.00	(785.00)
Attorney's Fees	6,000.00	2,000.00	4,000.00
	<b>93,460.00</b>	<b>79,615.00</b>	<b>13,845.00</b>
<b>TOTAL INCOME</b>			
<b>Cash on Hand</b>			
<b>EXPENSES (Uses of Funds):</b>			
Administration	20,000.00	15,000.00	5,000.00
Deed Restriction Management	500.00	500.00	-
Legal & Professional	10,000.00	6,000.00	4,000.00
Newsletter - Scoop	5,100.00	4,600.00	500.00
Membership	500.00	500.00	-
Insurance	8,500.00	8,000.00	500.00
Office Supplies	300.00	200.00	100.00
Social Committee	6,665.00	5,165.00	1,500.00
Rent	550.00	550.00	-
Electric	200.00	200.00	-
Water	1,000.00	1,000.00	-
Phone	1,450.00	1,450.00	-
Common Area Maint. & Imp.	12,495.00	11,000.00	1,495.00
Ramp Keys	500.00	250.00	250.00
Signs & Benches	1,500.00	1,000.00	500.00
Taxes	500.00	500.00	-
Lawn Service	14,000.00	14,000.00	-
Miscellaneous	200.00	200.00	-
Capital Improvements	4,000.00	4,000.00	-
Parks & Community	4,000.00	4,000.00	-
Scholarship Fund	1,500.00	1,500.00	-
	<b>93,460.00</b>	<b>79,615.00</b>	<b>13,845.00</b>
<b>TOTAL EXPENSES</b>			
<b>INCOME LESS EXPENSES</b>	\$ -	\$ -	\$ -

2014 Budget proposal presumes an annual fee of \$185.00 based on 348 Members and 23 Non-Member Boat Ramp users.

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## Captain Kevin's Fishing Report

By Captain Kevin Drennan

The sailfish tournament season has kicked off and some decent numbers of fish have been caught. As we move into the new year, we expect the cold fronts to bring more fish our way. The dolphin bite has been hit and miss with fish being caught from eighty feet on out. Bottom fishing has been good on the days the seas would allow it with a mixed bag of snappers, porgy and trigger fish being boated over the reefs and wrecks south of the inlet. The Spanish mackerel have set up near Pecks Lake and we had several trips with three to four pounders along with some blue fish. In the rivers, the pompano are just starting to move in. A few are getting caught but it should improve as the water temps drop. There are plenty of jacks, lady fish, and a surprising number of ribbon fish in the rivers along with Spanish mackerel. The bridges are holding black drum and catch and release snook. Snook season is closed until February. We have heard of some trout being caught in the north fork of the St. Lucie River which is great news after all of the fresh water that was dumped into it over the summer.

Captain Kevin



## College Scholarships Available

The NRSPOA membership approved college scholarships in this year's budget. The scholarship is open to a graduating high school student or a current college student. The student must have a 3.0 GPA for the current school year. The applicant's family must be an NRSPOA member in good standing for two years prior to the closing date.

The application and criteria are on the NRSPOA web site [www.northrivershoresfl.org](http://www.northrivershoresfl.org). Or call the NRSPOA phone 692-3939 and leave your name, phone number and address to receive an application in the mail.

Applications must be received this year by May 8, 2014. Applications may be mailed to NRSPOA, PO Box 3154, Stuart, 34995 or delivered to Gene VanCuren 692-0493. You will receive a confirmation of receipt.

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# MINUTES of ANNUAL MEETING

*continued from page 2*

asked if there were any questions of the nominees. Glen then asked if there were any nominations from the floor to which no one responded. Joe Evans made a motion to close the nominations and Jim Rizzolo seconded the motion.

Glen then began to describe the development of the 2014 budget. The proposed budget for 2014, if approved, will require an assessment of \$185. In 2012 the assessment was \$175 and in 2013 the Board decided to reduce the assessment to \$165 based on economic conditions. The increase in the 2014 budget is primarily a result of administrative cost increases; Rizzolo Group requested a fee increase. The Board determined that Rizzolo Group was providing accounting, billing and assessment collection services for the last several years at a 40% discount. The Board obtained bids from other firms, but agreed to retain the Rizzolo Group at the requested fees since they were competitive and their high quality of services were likely the best value for the members. The increase in the social committee budget was based on the ever growing snow storm attendance, the summer picnic that was added and an appreciation event for the park improvement volunteers. The board felt funding social events helps form new neighborly relationships, builds a sense of community and generally improves the quality of life in North River Shores.

Glen then began discussing the legal services budget. Unfortunately, not everyone has paid their assessments. There are \$16,900 in back assessments. We will recover most of the legal fees associated with assessment collections. The Board has a fiduciary responsibility to the members and works very hard to resolve past due assessments in a neighborly way. Unfortunately, when all normal means of communication/resolution fail, we have no alternative but the legal system.

Glen then opened the floor to questions and comments regarding the proposed budget.

Guy Bohner – questioned the proposed legal fee increases.

Frank Garcia explained the increase, but also that most of the legal collection fees are recovered and are shown on the revenue side of the budget.

Pete Meyer – wanted to know how much of the \$16,900.00 in arrears was late fees and fines. Frank explained that we would need to look at each account to answer the question, but explained the late fee is a one-time fee of \$25 and 18% interest is assessed thereafter. Frank went on to explain that the recent small claims court cases were for those who owed 2 years of assessments and who have not responded to our repeated requests to resolve their balances. For those who have responded, we have negotiated various settlement terms.

Glen then began to discuss the potential 2014 Board projects to include improvements at the duck pond to improve the fishing, littoral plants and wildlife utilization. Glen then encouraged members to take their children and grandchildren to fish at the duck pond. A picture on the board shows a large black bass that was recently caught there.

Glen also indicated that the Board will work on increasing membership as well as non-member contributions this year. We receive donations from non-members every year and hope to increase our membership and non-membership contributions.

Glen also indicated we are anticipating using Kupfrian funds (special reserve funds) to replace the decking of the dock at the boat ramp.

Glen then asked the Board Members to present their committee reports.

Katie VonAldenbruck (*SCOOP* editor) - would like any articles of celebration and achievement as well as announcements. All types of articles are accepted. If anyone would like to advertise in The Scoop, please call the NRS number (692-3939) and press the option for *SCOOP*.

Barbara Brown (Membership) - new resident packets have been completed and are being handed out. If you know someone who is new to the neighborhood please let me know.

Mary Rose Bressman (Social Committee) – advised that the summer picnic was a success with 30-40 boats and Glen providing the water taxi service for non-boaters from land to the sandbar. We had a great day and look forward to doing it again next summer. The Cookie Exchange is December 11th at 7pm at Marcie and Mike Ferraro's home. The Snow Storm will be on January 25th at 6:00pm. Everyone is invited and we appreciate volunteers to help set up.

Chuck Romano (Maintenance/Parks) – The annual tree and mangrove trimming have been scheduled. We hired an outside company to treat for Rugos Spiral White Fly. A new flag pole was installed. Many thanks to Zane Carter for his help with electrical repairs. The basketball court has new stripes and the net was replaced. The boat ramp dock needs repair and the Board is discussing the possibility of making it larger so that two boats can be use it at simultaneously. The Kupfrian family was generous in providing a \$20,000 trust fund for the boat ramp and dock improvements. I would like to thank Suzy DiBartolo for all of her years of service taking care of our community parks.

Glen began to explain that the NRS Neighborhood Watch program was started in the 70's. Jerry Felton has been organizing the program and works with the Sheriff's Department and the Board. A day patrol has been added this year. We can always use additional volunteers. Please give one hour a month to help look out for your neighbors. Please contact Jerry Felton by email at jerry-ohio@comcast.net or call her at 772-692-2729.

Glen then began to summarize the proposed changes at the boat ramp. Zane Carter has been the boat ramp key manager (volunteer) for the last two and half years and resigned on July 1, 2013.

With Zane's resignation, the Board needed a new volunteer to issue boat ramp keys. After a long and exhaustive search, the Board decided to contract Rizzolo Group and have them administer the boat ramp key exchange process. This was a natural choice given that they are already part of the process as assessment payments must be verified prior to the issuance of boat ramp keys.

At present, approximately one third of our members have a key to the boat ramp. In fairness to the members that do not use the boat ramp, the Board decided to increase the boat ramp key fee from \$10.00 to \$20.00 to help offset the increase in administrative costs to issue the keys. The key fee is a separate fee in addition to the annual assessment, but only required of those residents that want a boat ramp key.

Glen then opened the floor to members wishing to speak.

Trudy Bohner – stated that she felt that \$20 each year for a boat ramp key was excessive and changing the lock annually was not necessary. She asked how many people have a key.

Glen responded that currently there are 130 property owners with boat ramp keys and approximately 20 keys are lost per year. The cost of each key is \$10 the locks are \$150 each and they do break and need replacement periodically. We have verified the repeated use

*continued on page 6*





## Beautification & Maintenance

By Chuck Romano

December has been a busy month in terms of beautification and maintenance. On December 2, we had a lovely royal palm delivered and planted on the large triangle. This palm replaces the one struck by lightning several months ago. We moved quickly so as to carry out the wishes of our anonymous donor who designated the funds be used for replacement of this specific tree and we honored those wishes. A lot of TLC was involved because the tree required daily watering which we did up until mid January.

December was the month when we had our mangroves trimmed in all four parks. It started at NOSAW (the boat ramp park), at 8 AM and finished at Lake Park about 5 PM. During the cutting, Suzy DiBartolo kept an eye on operations and managed to get a bit extra out of the 6-man crew by having them trim more than just mangroves in each of the parks. We should be good for another year except for the mangroves next to the dock. As they overgrow the dock, we then cut them as needed throughout the year.

Also in December we found a way to save money by changing our water meter at the front entrance, which supplies water for our two-zone irrigation system. In checking over our water bills and questioning Stuart Utilities, we came to realize that we had a 1 inch meter which was entirely unnecessary for the size of our system and the monthly base rate was high because of that. By having the meter changed to ¾ inch, at no charge, we now have a base rate charge of \$11.03, which is \$16.56 less per month.

We're putting our heads together and working on the logistics of our dock replacement. Aside from gathering the last few bids, we're also planning for the least amount of disruption for our neighborhood boaters. We're sure it can be kept to a one-day disruption. Of course, notices will be posted in advance so everyone can plan accordingly.

Since it's the new year it's time to schedule the replacement of our entrance flag. So if you notice it a bit tattered, that's normal wear from the wind and sun. We're watching it and standing by with a new flag for the new year. By the way, we go through 3 or 4 flags a year depending on the weather.

A mystery person replaced the basketball net sometime during the cold weather of January 6 and 7th. A bright shiny new chain net was noticed on the morning of January 8. The last time it was replaced was in August and done by our new neighbor, Sean Quinn. With the amount of play it gets it simply wears out and causes the ball to get hung up. Attempts to free the ball causes further damage to the net and it has to be removed. Thanks to our mystery caretaker. The game must go on.

## MINUTES of ANNUAL MEETING

*continued from page 5*

of the members' lock at our boat ramp by folks who do not live in North River Shores. The members lock was last changed 5 years ago. Since so many members keys disappear, are lost, left in the lock and not returned, given to friends when people move, the Board decided the best way to secure the ramp was to change the members lock every year just like we do with the non-members lock. If we change the locks every year, we don't need to maintain two locks.

Pete Meir - spoke from the floor against the key fee and annual members lock change stating that it is too inconvenient. He asked if the non-members are paying \$185.00 each year and asked why those funds are not adequate to pay for the administration and the key fees.

Glen responded the non-member key fees are already included in the budget and that we need to balance the budget; thus the options are to raise the assessment or raise the key fee. The Board thought raising the key fee was the most equitable.

Jim Rizzolo spoke from the floor and noted that non-member boat ramp funds are set aside and used for other boat ramp expenses and are not available exclusively to fund any one boat ramp expense.

George Milne - spoke from the floor stating he wanted his original \$10 key deposit back, Glen responded the key contracts on file indicate the key fee is a nonrefundable fee not a deposit. It may have been a deposit at some point in the past, but it is and has been a nonrefundable fee for at least the last five years. George accused the board of misappropriation of funds.

Guy Bohner- asked how the new key exchange/lock system will work?

Glen responded that members will receive key exchange instructions with their annual assessment during the first week of December and it will be published in the scoop. Members can simply place their old key in the return envelope with their assessment, include the key fee and a signed contract and mail it. The new 2014 key will arrive in the mail in about a week. The new 2014 lock will be added to the chain at the non-member lock location during the month of December. During December all three keys (member, non-member & 2014) will allow access to the ramp. After January 1st there will be only the new 2014 lock at the boat ramp. It will be where the members lock is located.

George Milne - again spoke and demanded his \$10 deposit back and again made accusations of misappropriation of key previous deposit funds.

*continued on page 7*



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# MINUTES of ANNUAL MEETING

*continued from page 6*

Glen responded to George Milne and agreed to refund the \$10 key fee he paid in 2009 when he surrenders his key. Glen stated that the members lock needs to change this year and everyone present was in general agreement. Glen indicated that the Board will review the boat ramp key fee as part of the 2015 budget planning process.

Jim Rizzolo made a motion to close the member comment portion of the agenda and Joe Evans seconded the motion.

Glen advised the website address is <http://www.northrivershores-fl.org> and we could use a volunteer to work with Dennis VonAldenbruck who he will train to use website software to maintain our website.

We need more volunteers for the Day and Night Neighborhood watch program to keep our homes and community safe.

In closing Glen thanked the Rizzolo Group and their staff for another year of excellent client service and asked the members to support all of our advertisers in the *SCOOP* as they help fund the publishing of the *Scoop*.

Jim Rizzolo made a motion to adjourn the meeting, Joe Evans seconds the motion.

Respectfully submitted,  
Jeanne Price Secretary

## Like to play golf with friendly folks?

The Newcomer's Mixed Golf League is a group of people who play golf each Wednesday at Pine Lakes Golf Club starting Wednesday, January 15 at 9:15 a.m.

Around mid-March we have a friendly competition finishing the season. Two weeks later (after all the scores are figured out), there's a cookout and prize-giving.

To join, call Jim Hutchison at (772) 692-1709 (after January 1, 2014, please).

*Come enjoy the golf and the friendship.*

## Neighborhood Watch

By Jerry Felton

**WANTED: North River Shores Residents To Be the EYES and EARS for the SHERIFF, and to CALL 911 if you see any SUSPICIOUS ACTIVITY.**



At the Neighborhood Watch Coordinators January 19 meeting, the following illegal activities – all recently occurring in Martin County – were discussed:

1. Home burglaries, including stolen TVs, laptops and various computer devices.
2. An unauthorized person, imitating a Florida Power and Light agent, phoning people with a scam – including advising them that their accounts were delinquent and to pay their bill with a "Green Dot card."
3. Counterfeit money showing up in small denominations. Authorities suggest that if you are having a garage sale, you may want to purchase a "marking pen" to check for counterfeit currency.
4. Stolen cellular phones. Also discussed was the ability to find the phones with a "Find my phone" app.

Every month, the Sheriff's office compiles two statistical reports listing all the 911 telephone calls from all Martin County neighborhoods. In December 2013, there were 60 calls from residents of North River Shores. Animal problems accounted for the highest number of calls at 11. Three calls reported reckless drivers. Three calls related to disturbances, domestic trouble and thefts. The Sheriff's office wants you to be aware of these North River Shores reports.

Our North River Shores Neighborhood Watch program hopes you will join our patrols! We need one person on patrol every day or night. Please call me at 692-2729 for more information on volunteering as well as the Sheriff's statistical reports.

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March/April	March 10	April 1
May/June	May 12	June 1
July/August	July 14	August 1
September/October	September 15	October 1
November/December	November 10	December 1

Any member in good standing is encouraged to submit an article—with pictures if possible—or announcements of community activities to: Katie VonAldenbruck, editor, *The SCOOP* at [katie@kdvon.com](mailto:katie@kdvon.com) or regular mail: 1323 NW Spruce Ridge Drive, Stuart, FL 34994.

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