

# **RIVER STRAND GOLF AND COUNTRY CLUB, INC.**

## **TOWN HALL MEETING**

**JANUARY 16, 2017**

A **TOWN HALL meeting** of the members of River Strand Golf and Country Club was held on Monday January 16, 2017 in the River Strand Golf and Country Club located at 7155 Grand Estuary Trail, Bradenton, FL 34212.

In attendance of the meeting were in excess of 120 homeowners completely filling the dining room. Terry Lyons, Board member, Pat Cattanach, General Manager, Wes Miller, President of Icon Management, and Shaun Fitzner, Community Manager were also present.

Terry Lyons called the meeting to order at 6:00 PM.

### **On matters related to the amendments to the association documents:**

Mr. Lyons explained the recent amendments to the community association governing documents which have been recorded with the Manatee County Clerk of Court and posted on the Riverstrandgolf.com website. These can be summarized as follows:

- 1) Supplemental Declaration – this set forth the design and shape of the lots in the section of River Strand called “The Moorings”
- 2) Amendment to the Declaration of Covenants, Conditions and Restrictions – changed the amendment process to now be effective with 2/3rds of those present in person or by proxy voting in favor of such amendment
- 3) Amendment to the Articles of Incorporation – Increased the size of the Board of Directors to 7 members
- 4) Amendment to the Bylaws – Reduced the quorum requirement to hold a members meeting to 20% of the total votes of the club members, and
- 5) set forth the process of secret balloting or electronic for election of Board members, set the number of ballots to be received for a valid election to 10% of the total membership

### **On matters related to election of the membership board of directors:**

Shaun Fitzner community manager explained how the secret balloting process will take place utilizing a two step envelop system. The ballot will be placed into an envelope which is then sealed and placed into a second envelop this second envelop is then sealed and marked to identify the person casting the vote. The second envelopes are opened in an open meeting forum and the second envelopes once confirmed as being a single vote for an eligible member are discarded. The first envelopes are then opened and tallied. Votes tallied are cross checked by a second individual.

Questions regarding the process were taken from the floor. A video demonstrating the process will be posted on the website along with the information from the second mailing and emails will be sent out to follow up on the process and encourage all owners to participate.

### **On matters relating to questions received from the members:**

Questions which were submitted in advance were addressed by the general manager as follows:

- Q) Why is there no dinner on Saturday night?
- A) This is a seasonal activity based on use; during the season we are open Tuesday-Saturday with reservation taken from 5:30 PM-8:00PM

Q) Can we increase the food minimum and include alcohol in the calculation?

A) The developer made the decision to not include alcohol, but this is being evaluated and may be changed by the new Board

Q) During the Wed. dinner buffet why can we not have off the menu ordering?

A) Due to the size and configuration of the kitchen we can only handle serving for one type of event at a time in order to provide the quality that is expected

Q) Can a golf membership be given up?

A) No, the golf membership is part of the title of the unit and is stated in section 5.8 of the community documents

Q) Can the candidates for the Board of Directors give position papers?

A) We are arranging a meet and greet with the format to be determined by the candidates

Q) When will the organization meeting of the board occur the Board Organize?

A) The board must organize within 10 days of the election; however we are suggesting an organization meeting to immediately follow the election procedures

Q) What happened to the holiday fund?

A) \$32,800 was collected and distributed to the staff with basis of distribution being number of weeks worked during 2016 at River Strand. A small amount was kept in contingency for any owners who chose not to participate

Q) Sight lines at the Sanctuary gate – it is hard to see at night can this be improved?

A) We have added additional lights, and signage to the gate area and would consider adding reflectors if needed

Q) Is the association considering installing grills in the common areas?

A) It has been discussed, and there is general pricing for the addition however a scope of work needs to be determined by the owners once they turn over the association

Q) How often is the menu changed?

A) The menu is evaluated on a weekly basis with changes made based on sales. Sales of each menu item are reviewed weekly and those less popular items are identified and considered for removal on a monthly basis. Items are both added and removed on a monthly basis

Q) Can the telephone system in the main clubhouse be upgraded?

A) An upgrade to the phone system was just completed this week adding in conference capabilities and a phone which is designed to better broadcast and receive voice from multiple directions

Q) Why can't family members over 21 have a transponder?

A) The community documents and rules and regulations set forth that a family unit for membership is limited to a married couple and children under age 21

Q) Questions on the gym systems?

A) Hooks are being purchased for coats at the Sanctuary, signs regarding be courteous to others in the work out room are being designed, an application for your phone called tunity is available to for private listening of TV

**At this point questions were taken from the floor:**

Q) Why are there empty tables that will not be seated by walk ins, particularly in the grill room?

A) Due to the number of reservations and the staggering of diners in who have reservations we do not seat all of the tables at the same time. Once a reservation is set, the table is held for the reservation so there may be empty tables early in the evening that are not occupied

Q) Is a dress code being considered for the clubhouse?

A) There has been a survey of the members indicating that a dress code would be appropriate this will be discussed with the new board

Q) What is the processes of electing the new board and how will it work with golf and social members?

A) The election will be at large meaning that all owners get to vote for the same people; for board members so elected who do not have golf membership it would seem that they may not be able to vote on golf related issues, but this needs to be clarified by the association attorney

Q) What are member's rights with regards to Heritage Harbour?

A) All members of River Strand are members of Heritage Harbour which has its own budget, board of directors and governing documents. Icon Management Representative Matt Kortich is the property manager who will respond to questions and issues

Q) Can speed controls be put in the parking areas?

A) This is being evaluated we have been told that the emergency services in this area do not like speed control devices

Q) How many interim members are there?

A) There are 41 tennis and 12 golf interim members

Q) Will Lennar turn over control of the ARC process?

A) Not at this time as this process controls the design of their remaining buildings

Q) How can we determine if all vendors working in River Strand have appropriate insurance?

A) All vendors for the association are required to submit verification of insurance

Q) There are issues with mail delivery service can the association help?

A) Mail delivery is handled by the US postal service members were directed to pass on complaints to the post office on Lorrain Road.

There being no further business the meeting was properly adjourned at 8PM.

Respectfully Submitted,  
Shaun Fitzer, LCAM

On Behalf of River Strand Golf and Country Club, Inc.

Approved:

Terry Lyons  
VP RSGCC BOD