

RIVER STRAND GOLF AND COUNTRY CLUB, INC.

MEETING OF THE BOARD OF DIRECTORS

April 10, 2017

A REGULAR meeting of the Board of Directors was held on Monday April 10, 2017 at 1:30 PM in the offices of ICON property Management located at 5325 East State Road 64, Bradenton, FL 34208.

A quorum of the Board of Directors was present in person with Mr. Scott Hancock, Mr. Eddie Hicks, Mr. Michael Fisher, Mr. Charles Glasser, Mr. Bob Walsh, Ms. Anita Tierney in person, and Mr. Terry Lyons by telephone. Also present were Shaun Fitzner, LCAM, Community Manager for River Strand, and Pat Cattnach General Manager for River Strand.

The Vice-President, Michael Fisher, called the meeting to order at 1:30 PM. Proper meeting notice was posted throughout the property and emailed to all owners in accordance with the Florida statutes and the governing documents of River Strand Golf and Country Club, and desire of the Board of Directors.

There were approximately 3 owners present at the meeting.

Upon a motion made by Bob Walsh, seconded by Eddie Hicks,

It was voted 17-39: to approve the minutes of the April 3rd, 2017 meeting of the board of directors as amended, motion passed unopposed. **Motion passed.**

OWNER COMMENTS:

- 1) Can the charters for the committees allow for the term of the committee to extend past the next annual meeting.

Board Member comment:

- 2) Will the club participate in summer golf reciprocals with other clubs and the inclusion of River Strand on the "Big Summer Card"

ON MATTERS RELATING TO THE SUSPENSION OF MEMBER PRIVELAGES:

The manager provided a delinquency report to the board which showed owners who were now more than 90 days delinquent. This list included 19 owners who had not paid the first quarter maintenance fee.

Upon a motion made by Terry Lyons, seconded by Bob Walsh,

It was voted 17-40: to suspend the use rights of the following owners who are more than 90 days in arrears:

223 River Enclave Court	8105 Grand Estuary Trail #105	7235 River Hammock #103
115 River Enclave Court	8105 Grand Estuary Trail #206	8205 Grand Estuary Trail #205
128 River Enclave Court	7121 River Hammock Dr #203	7008 Grand Estuary Trail #103

535 Grand Preserve Cove 7215 River Hammock #105 8403 Grand Estuary Trail #201
8316 Heritage Grand PL 113 Wandering Wetland Cir 123 Sweet Tree Street
6716 Wild Lake Terrace 231 Heritage Reserve Preserve
6724 Willowshire Way 6411 Grand Estuary Trail

Motion carried unopposed. **Motion passed.**

Upon a motion made by Terry Lyons, seconded by Charles Glasser,

It was voted 17-41: to refer the following accounts with balances over 120 days past due to the attorney:

8004 Grand Estuary Trail #104
6515 Grand Estuary Trail #404
170 Wandering Wetlands Circle

Motion carried unopposed, **Motion passed.**

On matters relating to the organization, chair, and charters of the committees:

Upon a motion made by Anita Tierney, seconded by Charles Glasser,

It was voted 17-42: to appoint Jim Moline as the chairperson of the IT committee, motion carried unopposed. **Motion passed.**

Upon a motion made by Eddie Hicks, seconded by Charles Glasser,

It was voted 17-43: to appoint Jack Wilson as chair of the Tennis committee, motion carried unopposed. **Motion passed.**

Upon a motion made by Terry Lyons, seconded by Bob Walsh,

It was voted 17-44: that the ARC would have no chairperson, management would assist this committee, motion carried unopposed. **Motion passed.**

Upon a motion made by Terry Lyons, seconded by Charles Glasser,

It was voted 17-45: to cut off any additional volunteers for the committees as of April 10, 2017, motion carried unopposed. **Motion passed.**

- **At this point in the meeting Charles Glasser left the meeting**

Upon a motion made by Terry Lyons, seconded by Bob Walsh,

It was voted 17-46: that the fining committee would not have a chair, motion carried unopposed. **Motion passed.**

Upon a motion made by Anita Tierney, seconded by Bob Walsh,

It was voted 17-47: to amend the committee charters item #5 to require that the committees must complete their minutes and when they are approved they are to be submitted to the entire

board, motion carried with Mike Fisher and Scott Hancock opposed, and Anita Tierney, Bob Walsh, Terry Lyons, and Eddie Hicks in favor. **Motion passed.**

On matters related to the Reserve Study:

The contract with Delta Engineering has been signed, and scheduling has started. The general manager has gathered the plans for the association in his office and has indexed them for the engineer. The board agreed that the property manager should have the plans digitized for future record keeping. Communication will be sent out to the owners to let them know when the study team will be onsite.

On matters relating to the hiring of a law firm:

The retainer has been signed but there are some questions regarding services and costs; particularly relating to collection matters which need to be discussed with the attorney.

On matter relating to the engagement of a CPA:

The engagement letter has not yet been signed, but is in the final phases.

Upon a motion made by Scott Hancock, and seconded by Bob Walsh,

It was voted 17-48: to send an official demand to the association incumbent account firm Stroemer and Company to request the following:

- The date when the 2016 audited statement will be available
- The date when the February 2017 turnover audit will be completed
- The methodology of the split between the social and golf percentage allocations
- The workpapers or other such backup for the adjusting entry which resulted in a \$280,000 due to developer which was posted in the 2014 audit and made retroactive to all prior audited financial statements

The motion carried unopposed. **Motion passed.**

On matters relating to the updating of the association documents:

Upon a motion made by Terry Lyons, seconded by Anita Tierney,

It was voted 17-49: to request the association law firm to draft the changes to the association governing documents to bring them into compliance with FL Statute 720, remove all reference to the developer; to including changes related to the seating of the board of directors for multiple years, staggered terms, and term limits, motion carried unopposed. **Motion passed.**

Mr. Glasser has created some draft language for communicating with the attorney which should be reviewed and then modified and discussed with the board prior to being communicated to the attorney.

On matters relating to the pedestrian gates:

There are five pedestrian gates which have been secured by the association access control system. The property manager requested guidance on implementation of the following policies:

Upon a motion made by Eddie Hicks, seconded by Bob Walsh,

It was voted 17-50: to approve the issuance of access control cards which would work on the pedestrian gates only for children whose age would other preclude them from having member cards to allow them to access the property as residents, motion carried unopposed. **Motion passed.**

Upon a motion made by Eddie Hicks, seconded by Anita Tierney,

It was voted 17-51: to set an expiration date for all of the childrens cards to be on August 1st of each year, motion carried unopposed. **Motion passed.**

Upon a motion made by Bob Walsh, seconded by Anita Tierney,

It was voted 17-52: to lockdown the gates and thus communicate to all residents that the gates would be locked down 24/7/365 effective on June 1st, 2017, motion carried unopposed. **Motion passed.**

On matters relating to the April 17th, 2017 agenda

- 1) Summer golf programs
- 2) Temporary forward tee
- 3) Member card encoding program
- 4) Member card requirement for use of member privileges
- 5) Presentation of daily duties of property manager

Next meeting to be held on April 17, 2017 at 6PM if available this meeting will be held in the conference room at the main clubhouse of River Strand.

There being no further business the meeting was properly adjourned at 3:55 PM.

Respectfully Submitted,

___RTW___, Secretary on Behalf of River Strand Golf and Country Club, Inc.

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