

RIVER STRAND GOLF AND COUNTRY CLUB, INC.

MEETING OF THE BOARD OF DIRECTORS

April 3, 2017

A **REGULAR meeting** of the Board of Directors was held on Monday April 3, 2017 at 6:00 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, and Ms. Anita Tierney in person. Also present were Shaun Fitzer, LCAM, Community Manager for River Strand.

The Vice-President, Michael Fisher, called the meeting to order at 6:00 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 12 owners present at the meeting.

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

It was voted 17-31: to approve the minutes of the March 27th, 2017 meeting of the board of directors as amended, motion passed unopposed. **Motion passed.**

OWNER COMMENTS:

- 1) Can draft meeting minutes be distributed – manager responded that due to weekly meeting schedule that minutes were not fully vetted until the time of the meeting and did not recommend that draft minutes be distributed. Further, he stated that this was at the discretion of the board and would suggest that once meetings are less frequent that draft minutes encompassing all comments from the board be distributed. The board members present concurred on this comment.
- 2) An owner raised a complaint regarding the collection process currently being employed. He related a story to the board regarding an automatic payment plan which he had on his account. He stated that this automatic payment had been cancelled without his knowledge causing him to be delinquent, and that he had attempted to reinstate the payment without success, as he was still on the delinquency list. The manager stated he would investigate and report back to the board on this and all items on the delinquency list.
- 3) When will the food and beverage committee be formed – the committee the committee Chair, Charter, and size will be finalized tonight (the charter was actually approved at a prior meeting)
- 4) Issues with incorrect charges on member account. The new system of all charges and check in at the golf shop requiring a member card still have not been resolved.

ON MATTERS RELATING TO THE SUSPENSION OF MEMBER PRIVILEGES:

The manager provided a delinquency report to the board which showed owners who were now more than 90 days delinquent. This list included 4 owners (plus the one that had already been forwarded to the attorney) who were more than 120 days delinquent. The list included notations from phone calls that were made that day in pursuant of collection. The owner present who spoke earlier had a comment next to his name that the bookkeeper had left a message for him. The owner disputed this comment, and the manager will have to investigate.

Due to comments from the homeowner earlier, which called into question the accuracy of the delinquency report, the board requested additional backup information before taking further action. (the balance owed was not in question it was the communication)

The manager stated that he collection process which he has overseen this quarter was as follows (and that he has electronic backup):

- 1) 10-20 days late – letter sent
- 2) 30-40 days late – letter sent with interest and statement
- 3) 60-70 days late – letter sent with interest and statement
- 4) 70 days late – letter sent stating that use privileges would be suspended
- 5) 90 days late – follow up phone calls from bookkeeper

The board asked for a written process on how return mail is processed. The board asked for a file to be started on each collection matter with all correspondence to and from a member to be included in the file. Due to the comments from the owner the board required additional backup to take action on members who were between 90-120 days past due. This will be on the next meeting agenda.

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

It was voted 17-32: to suspend all social, golf and other use privileges for the owners of units which were more than 120 days in arrears, and send them each certified letters. The following addresses use rights are to be suspended including all golfing and electronic control devices:

8004 Grand Estuary Trail #104

6515 Grand Estuary Trail #404

8105 Grand Estuary Trail #401

170 Wandering Wetlands Circle

No legal action is to be taken on these collection matters until the board receives a detail report on each of the member histories. There being no further discussion the motion carried unopposed. **Motion passed.**

During discussion on this matter the manager stated that he understood that one of these homes was without power, irrigation could not function, and there was no method to contact the owner, which included phone calls, emails, and letters to the owners address of record as confirmed with the Manatee County Property Appraisers office. Past boards have suspended use rights for owners more than 90 days in arrears. This matter will be discussed again at the next meeting with more backup provided from management.

ON MATTERS RELATED TO COMMITTEES:

A discussion was held regarding how the size and rejection process for people who had volunteered for committees be handled. It was pointed out that while many people initially submit their intent to be a part of committees they quickly drop out once the process of the committee actually starts. The manager suggested that the committees consider having a rule that a member of the committee cannot miss more than (to be determined) meetings in a row, must have access to electronic communication, and any other such means of communication as may be required.

The board desires that the committees get up and running immediately; so therefore:

Upon a motion made by Anita Tierney, seconded by Scott Hancock,

It was voted 17-33: to appoint all volunteers who had submitted their intent to the committees. The manager had last updated his list Friday morning March 31st and two additional names were mentioned at the meeting, and had directed staff to send out the emails received to each of the committee liaisons. There were an additional 6 volunteers who had submitted after that time, and one volunteer who had submitted to the earlier that was not on the list. The manager updated the list and read the names to the board (this list of names only is hereby added and incorporated into the minutes as EXHIBIT A), and was requested to provide the list along with email and phone numbers to the board. There being no further discussion on the matter, motion carried unopposed, **Motion passed.**

It was noted that the liaison of each committee be responsible for contacting the people in the committee that they are responsible for, with the property manager taking the contact point on Architectural Review.

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

It was voted 17-34: to appoint Sam Paice as the chair of the “golf greens” committee, and Pat Braeger as the chair of the “Golf Activities” committee, motion carried unopposed. **Motion passed.**

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

It was voted 17-35: to appoint Paul Martin as the chair of the “Property Management” committee, motion carried unopposed. **Motion passed.**

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

It was voted 17-36: to appoint Phil Lahm as chair of the Food and Beverage committee, motion carried unopposed. **Motion passed.**

It was noted that the “generic” charter had already been adopted and no further action was needed.

No action taken on the ARC and fining committee charter

ON MATTERS RELATED TO LEGAL COUNSEL:

The retainer agreement signed and a first bill received for legal services, reviewed by the association president who pointed out an issue. Management has followed up to get the matter rectified relating to a charge for copies.

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

It was voted 17-37: to approve the proposal with Delta Engineering and empower the negotiating board member to sign the agreement on behalf of the association, motion carried unopposed. **Motion passed.**

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

It was voted 17-38: to table the remaining items on the agenda up to setting the date for the next meeting, motion carried unopposed. **Motion passed.**

Next meeting to be held on April 10, 2017 at 1:30PM and the following meeting on April 17 at a time to be determined. The location for neither of these meetings has been determined.

There being no further business the meeting was properly adjourned at 8:14 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.

EXHIBIT A:

The following list is as submitted and may be amended:

<u>COMMITTEE</u>	<u>NAME</u>
ARC	Paul Peyser
ARC	Pauline Tasler
ARC	Joe Militscher
ARC	Mohammed Rayan
Compliance	Linda Obrien
Compliance	Stanley Nachimson
Compliance	Lance Dunn
Compliance	Anne Beaton
Compliance	Linda Carifo
Compliance	Paul Peyser
Compliance	Larry Littman
Compliance	Karen Dimsey
Compliance	Tom Smola
Compliance	Richard Brettle

Finance	Linda Obrien
Finance	Alan Sukoneck
Finance	Paul Bondi
Finance	Tim Curran
Finance	Ron Dubin
Finance	Jim Washburn
Fining	Matt Defano
Fining	Tim Curran
Fining	Al Ambrosino
Food & Beverage	John Caracciola
Food & Beverage	Al Ambrosino
Food and Beverage	Matt Defano
Food and Beverage	Joseph Mekosh
Food and Beverage	Phil Lahm
Food and Beverage	Joan Greco
Food and Beverage	Roberta Phaneuf
Food & Beverage	Linda Carifo
Food & Beverage	Joan Militscher
Food & Beverage	Marlene Wolf
Food and Beverage	Eloise Eckler
Food & Beverage	Pam Plunkett
Golf Activities	Pat Braeger
Golf Activities	Mike Brinales
Golf Activities	Randy Clark
Golf Activities	Jim Moline
Golf Activities	Tom Schultz
Golf Activities	Lee Morris
Golf Activities	Steve Gandel
Golf Activities	Mark Dunham

Golf Activities	Rob Hood
Golf Activities	Michael Pecora
Golf Activities	Andrew Grady
Golf Greens	Tommy Clark
Golf Greens	Mike Brinales
Golf Greens	Andrew Grady
Golf Greens	Sam Paice
Golf Greens	John Moscon
Golf Greens	Bill Madl
Golf Greens	Randy Clark
Golf Greens	Bill Moritz
Golf Greens	Russ Elliot
Golf Greens	Mark Eisenberg
Golf Greens	Jack McCauley
IT	Tom Streck
IT	Jim Moline
IT	Krys Olsen
IT	Lance Dunn
Property Management	Paul Martin
Property Management	Don Smith
Property Management	Tony Digiannantonio
Property Management	Bill Capresecco
Property Management	John Caracciola
Safety	John Caracciola
Safety	Ray Phaneuf
Safety	Bob Felice
Safety	Jim Washburn
Safety	Eileen Felice
Safety	Sandy Collins

Safety	Al Ambrosino
Safety	Pam Plunkett
Safety	Jim Washburn
Social	Patti Reid
Social	Scott Elsworth
Social	Maria Russo
Social	Christine Williamson
Social	Kathy Rome
Social	Christine Carr
Social	Sue Obrien
Social	Larry Littman
Social	Christine Broomfield
Tennis	Janis McCloud
Tennis	Deborah Landes
Tennis	Nancy Finman
Tennis	Sylvia Sethares-Heyl
Tennis	Judy Kersten
Tennis	Anne Beaton
Tennis	Bob Wood
Tennis	Arletha Blackman
Tennis	Chuck Olsen
Tennis	Jack Wilson
Tennis	Karen Baig
Tennis	John Greenbank
Tennis	Jim Stephenson