

RIVER STRAND
COMMUNITY COMPLIANCE COMMITTEE MEETING

April 11, 2017
River Strand Golf & Country Club
7155 Grand Estuary Trail, Bradenton, FL 34212

MINUTES

- I. The Committee Meeting of the River Strand Community Compliance Committee was held April 11, 2017 at 4:30 p.m. at River Strand Golf & Country Club, 7155 Grand Estuary Trail, Bradenton, Florida to conduct the business of the Association.

Call to Order: The meeting was called to order at 4:30 p.m. by Chair, Lance Dunn.

Determination of Quorum: Quorum was established.

Committee Members Present: Anne Beaton, Larry Littman, Tom Smoala, Lance Dunne, Phil Lahm

Alternate Members Present: Richard Brettle, Linda Carifo

Others in Attendance: Anita Tierney, Liaison of the Board of Directors, Shaun Fitzer, Community Manager, approximately 12 other members of the community

Proof of Notice: Notice was sent to residents electronically this month as well as posted on bulletins and the RS Club and Community Center.

Approval of Minutes: A motion was made to approve the Minutes of the March 14, 2017 RSCCC meeting, seconded and passed.

Managers report: was read to those present, this report included a summary of the information from the daily activity reports provided by ALERT, speeding information gathered from the speed signs, and a count of membership cards created from the administrative office. The manager presented the following table of actions on compliance:

Date Range: 3/16-4/7					Notes
Date	Address	Issue	Status		
			Open	Closed	
16-Mar	PEYSER FED EX	report reckless driving	X		no identifying information
21-Mar	6442 DOG NOISE	Report dog on patio barking at night		X	contacting reporting party no new issues
23-Mar	8308 GE 101 MUNRO	Animal on golf course	X		spoke with offender/sent letter/followup w complainant 4/11
24-Mar	SHIVELY THEFT AT TIKKI	Cash missing from purse		X	Video from estimated time period reviewed no evidence
28-Mar	SOLICITATION WESTFALLS	Flyers on doors	X		Company called told not to repeat violation
29-Mar	6772 UNLEASHED DOG	Unleashed dog	X		spoke with offender/follow up with complainant 4/10
29-Mar	6860 WILD LAKE YARD PARKING	Car parked in yard	X		spoke with offender
29-Mar	SOLICITATION AQUABLAST	Flyers on doors	X		spoke with offender
30-Mar	7015 RIVER HAMMOCK RENTER	owner admits to renter without notice	X		notice sent to offender
31-Mar	6688 WILLOWSHIRE TRAILER	moving trailer on driveway overnight		X	permission from condo association
31-Mar	6741 ROOKERY DAMAGED CAR	undrivewable car parked on driveway		X	car removed
5-Apr	7803 GE CAR WITH EXPIRED TAG	expired tag on license plate	X		spoke with offender
5-Apr	GOLF CART VIOLATIONS LOG	personal golf carts parked on golf course facili	x		posted notices on carts
5-Apr	HERITAGE SOUND TREE REMOVAL	ARC violation		X	inspected property, prior ARC approval
10-Apr	7609 HERITAGE GRAND	Owner abusive to staff	X		notice sent to offender

As each item was read it was briefly discussed and the committee was asked if they wished to change the status as recommended by the manager. **An additional item** related to a case that was brought up in January was requested to be included in the report. This matter related to an owner who had improperly transferred the membership to the golf club which resulted in 10 rounds of golf being played at a member rate. The rules and regulations of the community specifically state that the owner member will be responsible for paying the difference in cost between the rate paid and the actual non member amount. The manager will prepare the necessary letter and send to the owner.

On the matter relating to the owner who had rented their unit without notice to the office the manager was requested to send a follow up letter asking for a response.

On the matter related to the placing of solicitation material on homes, it was requested that the material be removed from the doors or mailboxes – the manager has contacted the companies and informed them not to continue to solicit

On the matter related to an owner with an expired car tag, the manager had put notice on the car and on the owners door and mailed notice. The owner was present at the meeting and stated that the manager had not helped to resolve the issue. The manager had requested that the car be removed from the property. The owner asked for 2 weeks to accomplish getting the paperwork to which it was requested that the car be moved to the owner's private parking spot which has been done.

On the matter relating to a club employee complaint against an owner for harassment; the incident report was distributed to the committee for review. The member has been asked to respond to the complaint and had not done so as of the time of the meeting (note this incident happened within 48 hours of the meeting). The committee was asked to evaluate the matter and provide a response to the manager who would compile and send back to all of the

committee members. If the members were not all in agreement than another meeting to discuss this matter may be necessary by the current committee.

On the matter relating to organization of the committee once it is reorganized after April 18, 2017; several of the old committee members will not continue as members, but new people have volunteered including Stanley Nachismon who was present on the phone for this meeting. Both Stanley and Lance Dunn indicated interest in chairing the committee and both told about them selves to those present. The committee indicated that it would like the board to approve a chair and co chair leadership of Lance and Stanley. Additionally Stanley indicated that he would act as secretary for the committee.

On the matter relating to items for future consideration:

- 1) Realtors
- 2) Membership transfers
- 3) Other rules and regulation to be submitted to the board

The word enforcement is the critical element to be considered for the RSCCC. Development of policies may fall under the control of the committees which work in those areas, but then the RSCCC would provide the control for those policies enforcement. This would work alongside of the fining committee. The process is clarified and detailed under the RSCCC policies and procedures which are being reviewed to be resubmitted to the new board for consideration.

- 4) Legal opinion relating to the use of the exercise facilities by members to provide services for payment

The next scheduled meeting of the RSCCC is scheduled for second Tuesday of May with a time change to be considered. An interm meeting may be necessary to make a determination on the matter as discussed above.

There being no further business, the meeting was properly adjourned at 6:17PM.

Respectfully submitted,
Shaun Fitzer,
On behalf of the RSCCC