

# **RIVER STRAND GOLF AND COUNTRY CLUB, INC. MEETING OF THE BOARD OF DIRECTORS**

**December 4, 2017**

**A REGULAR meeting** of the Board of Directors was held on Monday December 4, 2017 at the main dining room of the River Strand Club located at 7155 Grand Estuary Trail, Bradenton, FL 34212.

A quorum of the Board of Directors was present with Mr. Michael Fisher, Mr. Terry Lyons, Mr. Bob Walsh, Mr. Charles Glasser, Ms. Anita Tierney Mr. Eddie Hicks, and Mr. Scott Hancock. Also present were Shaun Fitzer, LCAM, and Pat Cattanach General Manager.

The President, Terry Lyons, called the meeting to order. Proper meeting notice was posted throughout the property in accordance with the Florida statutes and the governing documents of River Strand Golf and Country Club.

There were 36 owners present at the meeting who had signed in at the door and 4 owners who filled out request to comment to the board forms.

**On matters relating to previous meeting minutes:**

Upon a motion made by Bob Walsh, seconded by Mike Fisher,

**It was voted in motion #17-239:** to approve the minutes of the November 6, 2017 meeting of the board of directors as presented, motion carried unopposed. **Motion passed.**

**On matters relating to member comments:**

Jane Lowry – speed limit signs in parking lots

Gino Picciano – Golf rates

Larry Liederman – amendments to by laws and articles of incorporation

**On matters relating to the golf superintendent, general manager, and community manager reports:**

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

**It was voted in motion #17-240:** to approve the reports of the golf superintendent, general manager and community manager for attachment and incorporation into the minutes of the meeting.

**On matters relating to the treasurers report:**

The report of the treasurer is attached and incorporated into the minutes of the meeting.

**On matters relating to the amendment process of the governing documents of the River Strand Golf and Country Club:**

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

**It was voted in motion #17-241:** to take the following actions:

1. Schedule a special meeting on December 11 (and if necessary to be continued the next day) to review the amendments proposed by Olah – article by article
2. Determine at the special meeting what *specific amendments* the Board agrees should go forward for a vote; document the various changes; and document any questions, concerns, or changes we have for the lawyer;
3. Send the package to the attorney (cc'd to all Board members when it goes) following that meeting (no later than December 18, 2017) and let him know we would like to get the package back with changes and with appropriate proxies by mid-January or sooner (no later than January 12, 2018);
4. Final review completed by Board members when we get the package back (comments due January 17, 2018);
5. Cover letter drafted, ballot items clarified, and given to CAM for distribution by January 19, 2018;
6. Mailed to homeowners with notice for the Annual meeting.

Motion carried unopposed, **motion passed.**

**On matters relating to the establishment of official golf leagues:**

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

**It was voted in motion #17-242:** to add the following committees and charity events as officially sanctioned by the River Strand association. The leagues which have bank accounts in the name of River Strand would need to abide by the financial controls required for the associations insurance policy:

Ladies 18 hole, Ladies 9 Hole, Mens 18 hole, Mens 9 hole, River Strand Charity Event – the names of the members are attached and incorporated to the minutes.

Motion carried with Scott Hancock, Eddie Hicks, Mike Fisher, Terry Lyons, Bob Walsh, and Anta Tierney in favor and Charles Glasser opposed. **Motion passed.**

**On matters related to AED devices:**

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

**It was voted in motion #17-243:** to instruct management to obtain quotes for the installation of 3 AED devices to be maintained by a professional servicing company – devices to be located in main clubhouse, and in both gyms. Motion carried unopposed. **Motion passed.**

**On matters relating to the golf gratuity policy:**

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

**It was voted in motion #17-244:** to request the golf activities committee to investigate and make a recommendation as to how the tipping should be handled for the bag handlers, motion carried unopposed. **Motion passed.**

**On matters relating to the definition of common area:**

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

**It was voted in motion #17-245:** to define the term common area as inclusive of the community common areas and golf common areas and the board use that definition when determining rates, budgets, etc...motion failed with Anita Tierney, and Charles Glasser in favor and Bob Walsh, Terry Lyons, Mike Fisher, Eddie Hicks, and Scott Hancock opposed. **Motion failed.**

**On matters relating to the food and beverage committee recommendations:  
Pool party January 13, 2018**

Upon a motion made by Bob Walsh, seconded by Mike Fisher,

**It was voted in motion #17-246:** to approve the proposed event to be held on January 13, 2018 with the common area main club pool to be closed to during the time of the event except to ticketed guests to the event, motion carried unopposed. **Motion passed.**

**Resident referral program incentive program May 1-November 1**

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

**It was voted in motion #17-247:** to approve a resident referral program to award members who referred booked events between May 1- November 1 with a 5% of the total gross revenue of food and beverages sold at the event with a River Strand gift card only valid at restaurant, motion carried unopposed. **Motion passed.**

**Drink pricing**

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

**It was voted in motion #17-248:**to eliminate the 2 for 1 drink pricing program effective January 1, 2018, and reduce the pricing of all drinks previously included in this program by 50%, motion carried with Eddie Hicks, Mike Fisher, Bob Walsh, Charles Glasser, and Anita Tierney in favor, and Terry Lyons, and Scott Hancock opposed. **Motion passed.**

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

**It was voted in motion #17-249:** to increase the drink prices of the drinks that were reduced by 50% by 50 cents, motion carried unopposed. **Motion passed.**

**On matters related to the compliance committee:**

**Recommended sanctions**

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

**It was voted in motion #17-250:** to approve a fine for 8405 River Preserve Drive in the amount of \$25 for continued failure to either place trash bins out on the appropriate day or take them in on the appropriate day, motion carried unanimously. **Motion passed.**

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

**It was voted in motion #17-251:** to approve a fine for 518 Grand Preserve Cove in the amount of \$75 for the continued failure to park on the street over night (4 notifications sent), motion carried unopposed. **Motion passed.**

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

**It was voted in motion #17-252:** to approve a fine for 502 Grand Preserve Cove in the amount of \$100 for the continued failure to either place trash bins out on the appropriate day or take them in on the appropriate day (5 notifications sent) , motion carried unopposed. **Motion passed.**

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

**It was voted in motion #17-252:**to approve a fine for 6716 Wild Lake Terrace in the amount of \$25 for parking on the street (2 notifications), motion carried unopposed. **Motion passed.**

#### **Add new member to compliance sub committee**

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

**It was voted in motion #17-253:** to add an additional member to compliance sub committee, motion carried unopposed. **Motion passed.**

#### **In matters related to the golf activities committee:**

##### **Approval process for outside golf events**

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

**It was voted in motion #17-254:** to allow an event to be approved by the golf activities committee if it conforms to the following criteria without further approval by the board of directors:

- The organization or group that would like to hold an event at River Strand must be located within 50 miles of the facility or be sponsored by a River Strand member.
- The event must take place during the months of May-October.
- Events can be held Thursday through Monday.
- No more than one event per weekend (Saturday & Sunday).
- The event must be a one-day event. That is, no multiple day events can be approved without Board approval.
- The maximum number of attendees is limited to 128 players.
- The club will charge the printed public rack rate for golf at the time in which the event is being held. For large groups this rate can be negotiated.
- A \$2 gratuity for our outside employees will be charged per person.
- A minimum of \$200.00 or \$2 per person will be collected for tournament prizes to be redeemed in the golf shop.

- The Food & Beverage director will be consulted if a meal is involved. The club will provide the food services for the outing at an appropriate 40% food cost.
- Participants must adhere to all club rules while on the premises.

Motion failed with Ainta Tierney, and Charles Glasser in favor, and Bob Walsh, Terry Lyons, Mike Fisher, Eddie Hicks, and Scott Hancock opposed. **Motion failed.**

**Proposed golf rates for 2018**

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

**It was voted in motion #17-255:** to establish the following rates for 2018:

**Proposed 2018 Golf Rates**

Fee Description	January-March		April, November, December		May, October	
	2018	2017	2018	2017	2018	2017
Member 18 Hole Cart	\$22.07	\$22.07	\$22.07	\$22.07	\$22.07	\$22.07
Member 9 Hole Cart	\$11.97	\$11.97	\$11.97	\$11.97	\$11.97	\$11.97
Member Guest 18	\$75/\$65/\$45	\$75/\$65/\$45	\$55/\$45/\$35	\$55/\$45/\$35	\$39/\$29/\$25	\$39/\$29/\$25
Member Guest 9	* \$40.5/ \$35.5/ \$25.5	\$37.5/\$32.5/\$22.5	\$30/\$25/\$20	\$27.5/\$22.5/\$17.5	\$21.5/\$20/\$16	\$19.5/\$17.5/\$14.
Social-Only Member 18	\$75/ \$65/ \$45	\$75/ \$65/ \$45	\$55/\$45/\$35	\$55/\$45/\$35	\$39/\$29/\$25	\$39/\$29/\$25
Social-Only Member 9	* \$40.5/ \$35.5/ \$25.5	\$37.5/\$32.5/\$22.5	\$30/\$25/\$20	\$27.5/\$22.5/\$17.5	\$26.5/ \$21.5/ \$16	\$19.5/\$17.5/\$14.
Social-Only Mbr Guest 18	1 \$99/ \$79/ \$59	\$75/ \$65/ \$45	\$79/\$59/\$49	\$55/\$45/\$35	\$49/\$39/\$29	\$39/\$35/\$29
Social-Only Mbr Guest 9	*1 \$55/ \$45/ \$35	\$37.5/\$32.5/\$22.5	\$42.5/\$32/\$27	\$27.5/\$22.5/\$17.5	\$26.5/ \$21.5/ \$16	\$19.5/\$17.5/\$14.
Reciprocal Rate	NA	NA	NA	NA	32.71	32.71
Reciprocal Guest Rate	2 NA	NA	NA	NA	\$39/\$29/\$29	32.71
Big Summer Card	NA	NA	NA	NA	\$39/\$35/\$35	\$39/\$35/\$35
Public 18 Hole Fee	NA	NA	NA	NA	\$49/\$39/\$35	\$45/\$39/\$35
Public 9 Hole Fee	* NA	NA	NA	NA	\$26.50/\$21.5/\$20	\$22.5/\$19.5/\$17.

2018 rates that are different from the 2017 rate are shaded.

All rates are pre-tax.

Rates are for am/pm/twilight. Single rates are all day rates.

Rates do not include charge for GPS. Once GPS is installed 18-hole rates will increase by \$1, 9-hole rates will increase by \$.50.

**Changes to rates from 2017:**

\* The differential for 9-hole rates for golf members in 2017 was (18-hole rate x .5423). The differential for all other 9 holes rounds

was (18 hole rate x .5). Starting in 2018 we will charge (18 hole rate x .5423) for all 9 hole rounds.

- 1 New category – Social-only member guest was previously charged member guest rate
- 2 New category – Reciprocal guest was previously charged reciprocal rate

Motion failed with Charles Glasser, and Anita Tierney in favor, and Bob Walsh, Terry Lyons, Mike Fisher, Eddie Hicks, and Scott Hancock opposed. **Motion failed.**

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

**It was voted in motion #17-256:** to request the golf activities committee to analyze and make a recommendation regarding the rates for golf play to be charged to transfer members starting in July of 2018, motion passed with Anita Tierney, Charles Glasser, Bob Walsh, and Eddie Hicks in favor, and Terry Lyons, Scott Hancock, and Mike Fisher opposed. **Motion passed.**

Upon a motion made by Terry Lyons, seconded by Scott Hancock,

**It was voted in motion #17-257:** to set the golf rates for 2018 the same as in 2017, motion carried with Terry Lyons, Scott Hancock, Eddie Hicks, Mike Fisher, and Bob Walsh in favor, and Anita Tierney, and Charles Glasser opposed, motion carried. **Motion passed.**

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

**It was voted in motion #17-257:** to set the rate for the current 5 River Strand resident owners who are non deeded golf members to be \$4425.52 including tax for family and 3954.72 including tax for a single for 2018, motion carried unopposed. **Motion passed.**

#### **Golf guidelines for November 1-April 30**

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

**It was voted in motion #17-258:** to establish the following guidelines of “who can play”

- Golf members and their guests
- Interim members and their guests
- Transfer members and their guests
  - Social-only members may book tee times 2 days in advance of the play date during high season on a space available basis. River Strand reserves the right to modify this guideline at any time.
  - Outside public only for the months of November and December, and April with tee times available only 24 hours In advance

Motion carried unopposed, **motion passed**

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

**It was voted in motion #17-259:** to establish that for 2018 the public will not be allowed to play between January 1<sup>st</sup> -March 31<sup>st</sup>

Motion carried unopposed, **motion passed.**

Upon a motion made by Charles Glasser, seconded by Bob Walsh,

**It was voted in motion #17-260:** to enact the following driving range restrictions:

- Any golfer with a tee time may use the driving range and practice facilities to warmup for one (1) hour prior to their round at no charge.
- Golf members without a tee time must purchase practice balls in the Pro Shop.
- Social-only members may use the driving range/practice facilities with the following restrictions:
  - During the months of April through December, social-only members without a tee time must purchase practice balls in the Pro Shop.
  - Due to the congestion on the driving range/practice facilities during the months of January, February and March, social-only members without tee times may not use the driving range/practice facilities during those months before 3PM
- River Strand reserves the right to modify these guidelines at any time.

Motion carried unopposed, **motion passed.**

**On matters related to the property management committee:**

**Curb and sidewalk cleaning**

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

**It was voted in motion #17-261:** to request the property management committee explore pricing for cleaning all of the sidewalks and curbs throughout the community common areas, motion carried unopposed. **Motion passed.**

**On matters relating to the social committee:**

**Replace committee member**

Upon a motion made by Mike Fisher, seconded by Anita Tierney,

**It was voted in motion #17-262:** to add the new member to the social committee, motion carried unanimously. **Motion passed.**

**On matters relating to future meetings:**

Board meeting workshop – Monday December 11 at 9AM in the dining room

Member meeting – Monday December 18<sup>th</sup> 10:30 AM dining room.

There being no further business the meeting was properly adjourned at 3:25 PM

Respectfully Submitted,

Shaun Fitzer, LCAM, on Behalf of River Strand

\_\_\_\_\_, Robert Walsh, Secretary





**“Delivering Iconic Service”**

**River Strand Golf and Country Club**

**Re:** Site visit with Icon owner, Dennis Colletti, GM, Pat Cattnach, Golf Superintendent, Renze Berg, USGA Agronomist, Todd Lowe, Committee members, Sam Paice and Tommy Clark, report prepared by attendee Icon Agronomist, Jamie McCrosky

**Date:** November 27, 2017

A tour of golf course was conducted by myself, Renze, and Todd Lowe to assess current conditions of golf course and put together best management practices and programs in to continue to bring River Strand golf members conditions they expect. The following report will highlight areas discussed in meeting that followed course tour.

**Greens**

- Greens in good shape and health; were healing from dry ject aerification process; will comment greens should be fully healed within 1-2 weeks.
- There is presence off some off types on greens particularly paspalum grass that staff is working on plugging out and would recommend continuing to do moving forward.
- River Strand greens are 11-12 years of age. Organic layering naturally occurs on golf greens that slows drainage, decreases oxygen availability to roots and surface firmness which dictates quality ball roll at times.
- **Recommendations moving forward:** Continue aggressive aerification program including dry ject, deep tine or verti drain, along with standard hollow tining with a goal to remove at least 25% of green surface annually. During entire year develop a light frequent topdressing program and work into canopy along with verticutting when climate permits

and brushing. Light frequent topdressing help firms surfaces and aids in diluting the organic layering that is occurring on golf greens.

- **Recommendations on fertility:** Continue to manage Nitrogen inputs to a minimum as not to sacrifice health, but not to accelerate continued organic build up in soil. Excessive fertilization on putting greens can increase organic build up and lessen life span. Greens at River Strand are managed in such a fashion and would recommend continuing moving forward. As stated earlier organic layering in golf greens is a natural occurrence but can be managed with practices discussed in this greens section.
- **Recommend testing soils annually for nematodes:** Nematodes are microscopic parasites that feed on roots of turf grasses. When nematodes are controlled root growth is increased. After cultural practices and aerifications you may be able to lessen fertility inputs, which again adds to organic build up.

### **Tees**

- Over all good turf coverage and playability appears good at time of visit; Did observe some smaller tees that were thin with presence of multiple divots. Evidence of many rounds of golf. Tees also contain off type grasses other than 419 bermudagrass. These off types will accentuate more in winter season when turf is not actively growing.
- **Recommendations in winter season:** Increase foliar or sprayable fertilizer applications along with micronutrients regimentally every 2 weeks. This will encourage better health and increase growing potential during cooler periods and encourage better color. During cooler periods decrease mowing frequency to avoid mechanical damage that can occur on turf not growing at its strongest point. Maintain sharp mowers and look to utilize smooth rollers on triplex mowers for less abrasive mowing. May utilize growth regulators at light rates so not to close off turf but to help with decreased mowing frequency. Would recommend blowing off and filling divots regularly during this time for a more pleasing appearance. Light topdressings with darker colored sands either green or black would benefit to insulate colder turf and encourage health and density. This will be especially beneficial to off type common Bermuda grass that gets thin in cooler season.
- **Recommendations for summer maintenance:** Increase aerification, verticutting, and topdressing during active growing periods to promote good roots and thicker, stronger turf that will be more tolerant of wear when winter season approaches. Would recommend utilizing Ronstar pre emergent herbicide 2-3 times per year that is less stressful than DNA and specticle type herbicides. A strong foliar program regularly is recommended around bulk type applications.

### **Fairways and Roughs**

- Currently consists of sparse coverage throughout areas on golf course. Golf course was recently sprayed with herbicide as a standard operating procedure common to all golf

courses to prevent winter poa annua grass. An off-type present at River Strand, Paspalum grass is susceptible to the herbicide and is currently dying out in areas. This is why we are sodding areas currently. Regular spot fertilizing, hand watering, and topdressing should bring sod to a good playing surface this winter season despite late season sodding. The fairways and roughs consist of many off type turf species along with the parent grass, 419 bermudagrass. Let me add 419 Bermuda grass was a popular grass of choice at time of River strand construction. After recent years of seed research and new turf cultivar developments it has been determined that 419 is now a substandard grass that is not traffic tolerant nor has an aggressive growth habit to ward invasive grass encroachments.

- **Recommendations for winter season:** Increase foliar fertilizer applications to every 2 weeks. Manage high traffic thin areas due to common Bermuda intrusion with light topdressings with darker sands on a regular basis. This will insulate thin turf areas to promote heat and energy for better growth in the cooler months. Keep in mind topdressing will be light in nature not to affect playability. Increase traffic management strategies with signage, ropes, and stakes. Already in place now as I saw, therefore a cultural attitude about golf cart traffic impacts on grass may help. Regular email blasts or workshop sessions that talk about golf carts driving in areas away from wear patterns and knowing what to look for when playing on golf course. “Cattle trailing” on a golf course is a very common occurrence, however can be improved with education and proper maintenance. This can also apply to golf maintenance personnel. I would recommend all maintenance staff staying on cart path unless job totally necessitates being in areas off path. In most cases around greens and in high traffic areas maintenance staff can and should avoid. Like said this process has to be a joint cultural change but results will be seen.
- **Recommendations for summer season:** Increase aerification, verticutting, and topdressing of areas that are problematic. If budget permits, would be recommended to top dress all fairways at least 1 time and then micro manage smaller hot spot areas more frequently. Avoid using DNA or specticle herbicides and use Ronstar for weed control. Ronstar is less stressful to roots of turf grasses therefore better growth especially in cooler months. Renovation of the golf course is obviously inevitable, but until that time I would recommend plotting some new cultivars in areas in fairways for members to observe and try hitting from. Some newer grasses to try include latitude 36, celebration, and tiff tuff type bermudagrasses. An older variety Bimini is showing good quality as well. Renze is already incorporating this grass in small areas. As for rough, in the summer time try to maintain lower cutting heights to promote tighter lateral growth of turf. 1 ¼” to no more than 1 ½” I would recommend. Some areas may benefit to being mowed at 1” during high growth periods to promote a tighter surface.

### **Bunkers**

- Currently appear to be inconsistent in color and depths.

- Bunkers have been lined and re sanded over years, however poor draining soils underneath and numerous rain events on difficult designed bunkers have caused them to fail in a short period of time.
- Like grasses, bunker sand types and liner technology has improved 10-fold since construction of River strand.
- The key to bunker maintenance at River strand is the drainage aspect. River strand has poorly draining soils that consist of a lot of clay and silt which is abnormal in Florida.
- Again, like regrassing turf surfaces, a full on bunker renovation is inevitable as well.
- **Recommendations:** Currently get on a regimented topdressing program, which is in place strongly now, but more resources may be necessary. Try some test bunkers with some of the better liner options that include capillary concrete, better Billy bunker, or bunker solutions. Along with liners try some of the newer angular sands. We have some in place already at River Strand, however most likely are contaminated with native soil due to rain washouts and poor drainage. Assess bunkers for poor drainage currently that can be repaired in house by staff to improve current conditions. I would recommend when renovation approaches put in bid specifications to contractors for more than average drainage specs in bunker bottoms. Also, we may want to contact Arthur hills group or another architect group for a redesign of some bunkers to be more maintenance economical and player friendly.

In closing, River Strand in the last year has done a 180-degree swing on its management strategy on the golf course. Biggest difference being for most of life span of the golf course we performed overseeding in the winter and a regrowing process in the summer. A lot of you long time members are not used to seeing the course in this different light. The main factor is the presence of the off-type turfs that don't perform well in the cooler months and from excessive player traffic. However, with that said the course is not near desponded at the moment and with good diligent management along with these recommendations, we can make River Strand adapt to its current management strategy and be a fine golf course. Other observations were that it appeared attention to details like edging and trimming were being performed regularly to keep aesthetics optimal. Renze has fresh pine straw being applied soon and there was evidence of a lot of new plantings throughout the landscapes. Todd Lowe, the Agronomist from the USGA was also present and will be providing a report. I'm certain he will have some valid, useful recommendations from his observations. I hope that this report was informative and helpful. I'm sure many questions and concerns may arise. We can arrange meetings anytime to discuss findings and continue to round table discuss continual improved strategies to keep River Strand beautiful.

Board of Director’s Meeting  
 December 04, 2017  
 General Manager’s Report

**Golf Operations** – Golf rounds were behind budget in October by 346 rounds.

	10/01/2017 -10/31/2017		
	ACTUAL	BUDGET	VARIANCE
Member	2735	2040	695
Guest	551	500	51
Public	486	1840	1,354
Reciprocal	150	140	10

PLAY SUMMARY – Rounds of golf overall continue to lag when compared to budget projections and numbers from 2016. The impact of weather would be one factor that impacted the amount of play but in general weather is an impact each year. The lower rounds played during summer months experienced at River Strand continues to be shared by other ICON properties. The Golf Greens Committee is working with the Superintendent on possibly coming up with a different system of aerification during the summer months. The same amount of aerification would occur over the summer and we would look to have the DRY-JET application performed during the summer. The ultimate goal would be to reintroduce the aerified 9 holes in better playing condition so that members would have 18 holes of good playing surface all summer.

Member round play rebounded nicely in October compared to recent month of play. Guest play likewise showed good participation levels, which would be expected with the increase in member play. We should look to continue the program for our Social members again next summer as there has been a strong representation of guest play over the summer months. Next summer a more aggressive marketing program should be developed that would result in more non-member play to fill the number of tee times not used in the summer months. The program could include incentives to play during the week and to attract group outings and events. Reciprocal play serves as a good program for members to experience other golf courses in the area. It also allows for a comparative to River Strand and provides ideas for modifications or changes that River Strand could consider.

**Golf Operations** - Total golf course revenue was off \$13,627 for the month of October and is off \$75,773 for the year. The largest shortfall in revenues is noted in Cart Fee revenue which was off by \$15,902 for the month and \$120,809 for the year. During October two play categories exceeded budget; Guest Green Fees +\$2,242 and Non-Member Green Fees + \$1,641.

Pro Shop expenses for October were under budget by \$26,602 and are under budget by \$65,521 YTD. The biggest expense reduction areas were in payroll (-\$10,694) and bank charges (-\$3,910). Other expense items were under more so due to timing of expense. The reduction in the payroll and bank charge expenses are directly attributable to the reduction in golf play during the month.

Pro Shop revenues for October were less than budget by \$4,263 and are off by \$26,303 for the year. Pro Shop expenses (COS) were under budget for the month of October by \$2,658 and for the year are under budget by \$9,595.

Gross profits for the month of October was \$249,151.60. Pro shop expenses were \$64,163.79. The golf operation generated a profit for the month of \$184,987.81 and has generated a profit for the year of \$2,017,038. The budgeted profit YTD for the golf operation was \$2,043,998. The differential results in a shortfall compared to budget of \$26,960.

**Golf Maintenance** – Golf Maintenance expenses were over budget for the month by \$5,006 and expenses remain below budget for the year by \$235,163. Fertilizer expense exceeded budget by \$14,984, cart path repair (coquina for #8 estuary) \$3,026 and soil amendment, \$3,851. The major area where expenses were less than budget for the month were fuel (\$4,979), special projects (4,000) and trap sand (\$3,000). YTD chemicals are under budget (\$69,676), fertilizer under budget (\$58,690), fuel (15,622) and mulch (\$22,650). Fertilizer use picked up in October and will continue through the remainder of the year. Mulch application is scheduled for December which will result in most of that surplus being used. Chemicals will come in below budget but it is uncertain at this time as to how much money will be saved. The golf course had all three 9's open and ready for play by the end of October. We were able to paint the interior of the bathrooms during the closure. Bathroom floors will be painted in mid-November during the Dry Jet injection program. Bridges repairs of the surface boards; replacement of bad boards and painting of the surface, conclude in October.

**Food & Beverage** – Use of the restaurant continues to be strong. The Food committee is working closely with management to identify and resolve the issues that are impacting the food cost. The combined efforts has resulted in a food cost 49.82% for the month. While better the overall food cost is still exceeding the budget guidelines of 46%. Food revenue for the restaurant was up by \$18,394 for the month compared to budget and is up by \$105,522 for the year. Overall revenues (including beverage) for the restaurant were \$25,150 greater than budget for the month. Total Restaurant COS for both food and beverage exceeded budget by \$14,363. COS was budgeted for 39.17% but came in at 43.92%. The overage in dollars is due to increased sales in both areas and a higher than budget food cost for the month. Gross Profit for the restaurant was a positive \$53,304 for the month compared to a budget of \$42,517. Operating expenses for the restaurant for the month were \$89,439 compared to a budget of \$74,835. Payroll was the primary cause (\$12,504). Total restaurant operation was a negative \$36,135 compared to a budget of negative \$32,318.

Concession revenues (tiki bar and beverage cart) were less than budget by \$815 for the month; all revenues categories except concession food and liquor sales came in less than budget projections. Concession related operating expenses were \$361 greater than budget.

**Tennis** – Tennis continues to perform well but revenues for the month. Total revenues were \$10,231 compared to a budget of \$9,040 for a positive variance of \$1,191. YTD tennis revenues are \$7,227 better

than budget. The monthly surplus revenue was primarily due to merchandise sales revenue; YTD revenues are \$6,517 better than budget. The summer tennis member program started in June has resulted in 11 new summer members, which helped membership revenues. The summer member program is anticipated to generate some converts into the full year tennis membership program. Program was a good idea and should be continued in 2018. COS for tennis was greater than budget by \$501 due to greater merchandise sales for the month (+\$948). Operating expenses came in \$1,690 greater than budget due to maintenance work that needed to be done after the hurricane. Net profit for tennis September was \$9,070 compared to a budgeted loss of \$8,093 for a negative variance for the month of \$977.13 and YTD positive variance of \$7,279.

**Administration** – Revenues were \$40,079 greater than budget for the month bolstered primarily by resale capital contributions and Lennar unsold Homes Maintenance Fees. Revenues YTD are \$248,179 greater than budget. **Clubhouse expenses** were \$61,900 more than budget for the month and are \$41,203 less than budget for the year. The overage in October was mostly attributable to timing of projected expenses; where expenses came in earlier than budget. Overage items are identified to occur in later months. **Common Ground expenses** were \$17,864 less than budget for the month and are \$105,183 less than budget YTD. **Pool expenses** were \$11,741 less than budget for the month and are \$51,359 less than budget for the year. **Fitness expenses** were \$11,445 greater than budget for the month and over \$22,375 for the year. This is due to the current method of identifying revenues and expenses related to promotions-member events. Method is changing in the 2018 budget.

**CONSOLIDATED** – For the month the club realized a shortfall of \$56,316 compared to a budgeted loss of \$39,817 for a negative variance of \$16,499. For the year the club has a net profit of \$540,430 compared to a budget projection of \$158,376 for a positive variance YTD of \$382,054.

#### Issues

In October much discussion was generated related to the condition of the golf course; specifically the condition of the greens. Residents were concerned with the look of the greens and why the appearance was sub-par. An explanation was provided with assurances that the conditions would soon return to the level of expectation shared by River Strand residents. The greens did recover and they are again in good shape.

In November, discussions started in on the condition of the turf on the fairways. Again, an explanation was provided by staff but additional analysis by ICON corporate and the USGA were requested. The board has been supplied with those reports. An additional explanation was provided in the December newsletter. Based on the reports submitted by ICON corporate and the USGA, actions plans will commence to expedite the corrective actions needed to improve the playing conditions of the fairways.

Refurbishing of the bunkers was stalled due a mechanical problem with the tractor used to deliver the bunker sand to the bunkers. The hydraulic system for the front end loader needed repair which set the completion of the bunkers back.

**BEVERAGE CART LEASES** – The leases on our two beverage carts will expire within the next two months. We have a few options;

- 1) Continue to use the current beverage carts past the current lease term dates. Current fee of \$307 per beverage cart would continue.
- 2) Enter into a new lease with one of the following scenarios
  - A) Lease two beverage carts again – proposed lease per beverage cart would be \$306.36/month on a 48 month lease.
  - B) Lease one beverage cart for \$306.36/month for 48 months and lease a utility cart that can be used both as a backup to the beverage cart on high demand periods and would also be used by the community maintenance team and by the golf cart staff to retrieve golf balls each night. Lease of a utility cart would be \$131.54/month for a 300 series utility vehicle or \$151.08 for a 500 series utility vehicle. The 500 series has a greater load capacity and would be the recommended option.

Option 2B would be my recommendation since it provides the Association the greatest flexibility of use.

GPS - Golf Activities Committee and management are working through the process of installing the Visage GPS system on the golf carts. The program was approved by the BOD and final details are being addressed currently.

#### Staffing

Golf - Golf Department has a new Director of Golf. His name is Aaron Merritt. Aaron will be moving to Bradenton from the Jacksonville area. Aaron started on November 30. Jay Blackwell was promoted to the position of Head Golf Professional beginning on December 1. Oscar Parks has accepted the position of Head Golf Professional at Lakewood National. Oscar will start his new job on December 4. His last day at River Strand will be November 30.

Currently we are short in the following areas;

Golf Maintenance – short 2 full time positions (currently filling in with temp service personnel)

Tiki Bar – short 1 part time position; short an assistant supervisor. F&B managers continue to actively monitor the operation to insure that a smooth operation is maintained.

Restaurant – Our new F&B Director, David McLaughlin, has been working to elevate the service standards of the FOH and also working with the Chef to improve quality, presentation and timeliness of food served.

Admin – All staffing needs currently filled.

Tennis – Staff is functioning 1 person short at this time due to the injury suffered by Bill Bosweld. Tennis has added two part time court maintenance people to take up the work load left behind by Bill.



CAM Report 11/05-11/10:

**Association matters:**

- 1) Send out form for authorization to utilize e-voting system – several hundred responses received
- 2) 2 compliance issues addressed and requested background information on unknown cars parked in driveways provided to compliance subcommittee for 3 issues
- 3) Holiday fund letter prepared
- 4) 30 day late notices sent to 58 unit owners including 1 month interest
- 5) Legal action for collection continues on 535 Grand Preserve, and 218 Winding River
- 6) Contacted road striping companies to update bid and request scheduling for road striping on Heritage Preserve Run and east end of Grand Estuary

**Pool matters:**

- 1) Replaced dead palm tree at main pool cost \$2800, additional bid received for \$3500 – this required a 100' crane and the pool deck had to be shut down for a full day.
- 2) Replaced filters at River Hammock pool \$325
- 3) Work started at 8206 Grand Estuary Pool – deck has been repaired and first coat of sealant applied. Deck work will be completed on 11/13, and pool will be drained and work started on the pool surface on 11/14 anticipated completion 11/30 – pool is closed
- 4) Replacement pool maintenance janitor started on 11/7 – primary job to keep all pool areas neat
- 5) Sanctuary pool deck to be pressure washed on 11/13
- 6) Main club pool deck to be pressure washed on 11/16

**Fitness center matters:**

- 1) Electrical problem at Sanctuary clubhouse – surge of power caused main breaker to “jump the track” which resulted in partial loss of power to the facility. Onsite staff corrected the next morning.
- 2) Received quotes for purchase of ceiling fans – suggested to add 3 fans into the sanctuary fitness facility – cost of fans is \$2000 plus installation costs for a lifetime warranty fan

**Clubhouse matters:**

- 1) Replaced gaskets in all kitchen coolers and refrigerators - \$1400
- 2) Replaced hot water heater in kitchen - \$2300
- 3) Replaced toilet in ladies bathroom - \$535
- 4) Service call to repair A/C in card room – covered under agreement
- 5) Service call to repair oven in tikki bar – covered under warranty
- 6) Adjust timers and clocks for change to daylight savings time
- 7) New computers configured and installed for golf pro and lead administrator

- 8) Double monitor deployment for both front desk administrators

**Grounds:**

- 1) Final deliveries of mulch received – 14 pallets stored for touch up work total 680 received – invoice for mulch \$125,000
- 2) Mulch and flower installation continues at center median beds throughout the community
- 3) Final negotiation on storm clean up bills reduced bills by \$1400 – both expenses totaling approximately \$20,000 charged to debris clean up
- 4) Tree removal (3) and trimming (39) ordered for River hammock along berm and Grand Estuary (69) in front of condominiums
- 5) Tree removal of dead Washingtonian scheduled for November 17<sup>th</sup> at entry point at Winding River and Heritage Grand
- 6) Dead tree removal scheduled for November 17<sup>th</sup> at west end of Grand Estuary trail by verandahs
- 7) Dead tree removal scheduled for November 17<sup>th</sup> behind pickleball courts

**Grounds issues reported:**

- 1) Willowshire homes requiring additional mulch – 6562-6568
- 2) 6714 Rookery – weeds
- 3) 7416 Heritage Grand – trim hedge by driveway
- 4) 8723 River Preserve – mulch

**Security:**

- 1) Repairs at Grand Estuary Trail exit gate – issue with circuit causing gates to remain open required replacement part – cost \$235
- 2) Received additional access cards – 400 at cost of \$3200
- 3) Repair to entry swing gates at Heritage Preserve run – replaced swing arms – cost \$400
- 4) Replaced lockset at Sanctuary storage closet with combination lock

CAM Report 11/13-11/17:

**Association matters:**

- 1) Signed contracts communicated to security company for gate upgrades – single lane gate access at Heritage Preserve Run, and barrier arms at exit side at Heritage Preserve Run
- 2) Processed 6 compliance issues
- 3) Processed communications regarding finding of the compliance committee and recommendations to the board for sanctions – notices sent to owners
- 4) 43 architectural requests received to be processed

**Pool matters:**

- 1) Work continues with interior body of pool – deck work completed in prior week
- 2) Heater inspection by aquacal to calibrate all main pool heaters (cost \$995- all parts replaced under warranty)
- 3) Replace filters at River Hammock drive \$800

- 4) Pressure washing main club and sanctuary club pool decks - \$1050 - completed

**Fitness center matters:**

- 1) Followup to obtain electrical quote for fan installation

**Clubhouse matters:**

- 1) Fire inspection completed at main clubhouse – no issues
- 2) Electrical issue at tikki bar effected use of oven - repaired

**Grounds:**

- 1) Removed dead palm trees behind pickleball courts and 4 other dead palms in 6500-6700 block of Grand Estuary. Also removed dead washintonians at Winding River Trail, and Heritage Sound
- 2) Trimmed washintonians on Heritage Sound and Grand Preserve Cove entrance ways as well as Winding River Trail and Grand Estuary Trail
- 3) Mulch work completed in common areas – berm along Port Harbour, along Grand Estuary Trail, at Sanctuary clubhouse (outside of pool area), and at all small pools

**Grounds issues reported:**

- 1) 8720 River Preserve – additional mulch installed on rear of home
- 2) 9016 Hammock Edge – dead shrubs
- 3) 6567 Willowshire – additional mulch installed

CAM Report 11/20-11/26:

**Association matters:**

- 1) Processed approvals for 39 ARC requests and 4 denials with cause
- 2) Received proxy information for December 18 members meeting process mailing to 1400 residents on 11/22

**Pool matters:**

- 5) Work continues with interior body of pool 8206 Grand Estuary – tile installation complete preparation for interior body application
- 6) Issue with autofill system at River Hammock pool – pool manually drained of excess water – ordered replacement valve to be installed next week

**Fitness center matters:**

- 2) Painting scheduled for next week on Sanctuary gym

**Clubhouse matters:**

- 3) 10 tables of 33 “4 tops” have now been refinished – we continue to work on these at a pace of about 4 per week

- 4) Electrical issue with ice and water machine outside of proshop – refrigeration contractor on vacation

**Grounds:**

- 1) Common area mulching completed
- 2) Washingtonians trimmed at entranceways
- 3) Hard trim of plants and shrubs along River Strand blvd

**Grounds issues reported:**

**Security:**

- 1) Infrastructure work started at main guardhouse and remote gates to install upgrades by ENVERA per contract – this includes drivers license and member credential, and new cameras installed at main gate and all remote gates
- 2) Issue with broken bracket on exit side of Heritage Preserve Run gate – during repair (10-15 minutes) manager was parked at an angle by the entry gate making it stay open – reported as a problem but this was normal function
- 3) Heritage Preserve run gate new programming deployed which prevents right side of the gate from opening except when an RF emergency frequency is directed at the gate – temporary signage installed, communication made to residents – reflective sign ordered

**CAM Report 11/27-12/1:**

**Association matters:**

- 1) HOA online system used to send out proxies – 400 units signed up responses received by
- 2) 1 compliance issue handled – 2 other warnings sent regarding dogs and garage doors
- 3) Reserve social CDAR renewed in amount of \$249,000 expiration 3/1 @1.09%

**Pool matters:**

- 7) Work continues with interior body of pool 8206 Grand Estuary – tile installation complete preparation for interior body application – project is delayed by approximately 2 weeks
- 8) Replacement autofill valve installed on River Hammock \$135

**Fitness center matters:**

- 3) Sanctuary gym painted
- 4) Met with electrician and fan contractor for bid on Sanctuary gym fans

**Clubhouse matters:**

- 5) 13 tables of 33 “4 tops” have now been refinished – we are now doing 6 per week
- 6) Electrical issue with ice and water machine outside of proshop – refrigeration contractor on vacation
- 7) DATUM onsite installed new computers for general manager and bookkeeper, also renamed computers utilized by golf pro and tennis pro – we continue to have issues with licensing setup of

new tablet with IBS at Tikki bar. Redeployed administrative machines to the point of sale area in the kitchen

- 8) Breezeway ice/water machine electrical issue – refrigeration company onsite on 12/1 – replacement parts ordered – on evening on 12/1 machine started to leak requiring full shut down
- 9) Kitchen drain blockage – professional plumbing onsite - \$200

**Grounds:**

- 4) Common area mulching completed
- 5) Washingtonians trimmed at entranceways
- 6) Hard trim of plants and shrubs along River Strand blvd

**Grounds issues reported:**

- 1) 336 River Enclave – after irrigation repair sod damage – will be repaired next week
- 2) 603 River Crane – dead tree broken in half owner request to remove

**Security:**

- 1) Infrastructure work per the new ENVERA contract continues – drivers license scanner, club card scanner and new camera installed. Post orders created to work with security guard – need to send out communication to members. Have order front drive signs to ask people coming into the visitor lane to hand their ID to the guard
- 2) New camera work started at Heritage Preserve Run and Winding River Trail
- 3) Police request to pull camera footage from November 4 from 12AM-7AM for owners golf cart theft

## Treasurer's Report December 5 2017

### Financial Review for October 2017 (summary attached)

- October 2017 Monthly Financials:
  - Revenues \$272K vs. Budget of \$232K
  - Loss of \$56K vs. Budgeted Loss of \$40K
  - Highlights: \$57K in Transition Acctg/Engineering and Decoration Exp not budgeted until Dec
- October 2017 YTD Financials:
  - Profit of \$540K vs. Budgeted Profit of \$158K (reflects Builder take back of \$78K)
  - Forecast for 2017 Yr End Profit of \$440K vs. Budget of \$0

### Operating Budget for 2018

- A Membership and Board Meeting was held Nov 14 to review and approve the budget
- 2018 Budgeted was mailed to all homeowners and posted on website
  - Social Operating dues will remain unchanged at 363.25 per quarter
  - Golf Operating dues decreased from 336.75 per quarter to \$288.00 per quarter

### Reserve Budget for 2018

- All homeowners have been provided with a summary of the three reserve accounts (Builder Reserve, Golf Reserve and Social Reserve) and annual cost for each reserve account.
  - Golf Members: Total Reserve Dues: \$93.75 per quarter
  - Social Members: Total Reserve Dues: \$35.00 per quarter

### Social and Golf Allocations for Expenses and Revenues

- The Finance Committee and Board have developed and approved new (supportable) allocation percentages for the allocation of expenses and revenues between Golf and Social membership
- Based on discussions with our new Auditors and attorney, we will begin using the new allocations effective March 1, 2017.

### Bank Accounts and Investment Strategy (summary attached)

- Need to maintain enough in our bank account to cover average monthly expenditures of \$900K
- Each investment has been limited to \$249,000 to ensure 100% FDIC coverage
- The Finance Committee is reviewing options for limiting total cash deposits in each operating bank account to \$250,000 to ensure 100% FDIC coverage in case of Bank Failure

### Golf League and Charity Event Bank Accounts

- Alan and Finance committee put together accounting controls for any bank account using River Strand Tax ID
- Reviewed with Golf League and Charity Event officers who proposed some changes

- Auditors were ok with modified procedures
- Board needs to approve use of R.S. Tax ID by these groups and adding officers to Insurance Policy

#### Golf and Tennis Lesson Accounting

- Per ICON, total annual revenue generated from Golf Lessons is about \$30K and from Tennis Lessons it is about \$50K.
- 100% of the golf revenue is given to the respective Pro and 95% of the Tennis revenue is given to the Pro
- The Club is incurring payroll expense on these payroll earnings, similar to tips
- Finance Committee recommendation, maintain current policy

#### IBS Kit: Set-up and controls

- Finance Committee recommends a complete audit of all KIT set ups in IBS and set-up controls
- Issues include \$1 fee bag fee out of cart revenue, \$25 fee for GHIN handicaps, and incorrect set up for Thanksgiving dinner

#### Transition (Defect) Study

- Delta Engineering completed the Transition (Defect) Study which identifies construction defects in our common areas/amenities or issues that have resulted from original construction or improper maintenance.
- The Board, Committees and Homeowners have identified additional items that will be included with the Transition Study.
- The Board Transition Committee will provide the Board with a detailed summary of additional items. The summary will also be reviewed with Delta Engineering.
- Once completed and approved by Board, our attorney's will complete the proper paper work and send the summary to Lennar for their review and response. It is expected that Lennar will repair/resolve most all of the identified issues.
- Issues that are not resolved to the satisfaction of HOA will be reviewed with the Board, the HOA Attorney's and Engineering Company. The estimated cost for resolving these remaining items will be prepared by Delta and presented to the builder.

			Investment		Rates	Balance	Balance	Balance	Balance
			Date	Due Date					
						9/30/17	10/31/17	11/30/17	12/31/17
<b>Operating A/C's</b>		<b>BANK</b>							
Checking a/c		BB&T				\$1,357,334	\$1,859,586	\$912,917	
Money Market a/c - six month rate guarantee		Fidelity Bank	August '17	Feb '18	1.25%	\$249,321	\$249,584	\$249,584	
CDAR		BB&T @ other Banks		11/24/17	0.85%		\$250,000		
Pro Shop register cash		Cash				\$1,500	\$1,500	\$1,500	
Tennis register cash		Cash				\$400	\$400	\$400	
Bar register cash		Cash				\$500	\$500	\$500	
Restaurant register cash		Cash				\$850	\$850	\$850	
<b>TOTAL OPERATING A/C's</b>						<b>\$1,609,905</b>	<b>\$2,362,420</b>	<b>\$1,165,751</b>	<b>\$0</b>
<b>Reserve A/C's</b>									
<b>Reserve - Non statutory Golf</b>									
CDAR		BB&T @ other Banks	11/17/17	2/15/18	1.09%			\$248,500	
CDAR		BB&T @ other Banks	11/17/17	2/15/18	1.09%			\$248,500	
<b>Reserve - Statutory (Builder) Golf</b>									
Money Market a/c - estimated allocation		BB&T			0.25%	\$11,200	\$11,200	\$11,200	
<b>Reserve - Non statutory social</b>						\$0	\$0	\$0	
<b>Reserve - Statutory (Builder) social</b>									
Money Market a/c - estimated allocation		BB&T			0.25%	\$266,879	\$24,452	\$23,620	
CDAR		BB&T @ other Banks		11/24/17	0.85%		\$249,000	\$0	\$0
CDAR		BB&T @ other Banks	11/17/17	2/15/18	1.09%			\$249,000	
<b>TOTAL RESERVE A/C's</b>						<b>\$278,079</b>	<b>\$284,652</b>	<b>\$780,820</b>	<b>\$0</b>
<b>Club Accounts</b>									
Women's		BB&T							
Men's		BB&T							
Charity		BB&T							
<b>TOTAL CLUB ACCOUNTS</b>						<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>TOTAL CASH &amp; INVESTMENTS</b>						<b>\$1,887,984</b>	<b>\$2,647,072</b>	<b>\$1,946,571</b>	<b>\$0</b>
<b>Cash &amp; Investments by bank</b>									
BB&T						\$1,635,413	\$1,895,238	\$947,737	\$0
Fidelity Bank						\$249,321	\$249,584	\$249,584	\$0
BB&T @ various banks under FDIC limit							\$499,000	\$746,000	\$0
Register Cash						\$3,250	\$3,250	\$3,250	\$0
Club Accounts @ BB&T						\$0	\$0	\$0	\$0
<b>TOTAL CASH &amp; INVESTMENTS BY BANK</b>						<b>\$1,887,984</b>	<b>\$2,647,072</b>	<b>\$1,946,571</b>	<b>\$0</b>



Changes in committees:

Ladies 9:

Diana Shollenberger –

Nancy Lyons–

Matty Watson

Ladies 18:

Lori Bailey

Kathleen Haas

Mens 18:

Geoff Tucker

Mike Bridges

Joe Tolbert

Social committee:

Remove Scott Elsworth

Add: Sue Sexton

Compliance subcommittee:

Vicki Sherman