

RIVER STRAND GOLF AND COUNTRY CLUB, INC.

MEETING OF THE BOARD OF DIRECTORS

June 16, 2017

A RECONVENED REGULAR meeting of the Board of Directors was held on Friday June 16, 2017 at 1:00 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 with Mr. Scott Hancock, Mr. Michael Fisher, and Mr. Terry Lyons in person, and via conference phone Ms. Anita Tierney, Mr. Charles Glasser, and Mr. Eddie Hicks. Also present were Shaun Fitzner, LCAM, Community Manager for River Strand.

The President, Terry Lyons, called the meeting to order at 1:00 PM. 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 approximately 40+ owners present at the meeting who had signed in at the door and eleven owners who filled out request to comment to the board forms.

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

It was voted in motion #17-105: to reorder the agenda as posted to drop item 8 down 2 spots in the order, motion carried unopposed. **Motion passed.**

On matters relating to owner comments:

Samara Paice- River Preserve

- 1) Made an internet reservation for a home in River Strand for a period of one week in violation of association covenants as an example that the company Gulf Coast Properties is holding properties out for rent in violation.
- 2) Is concerned about unauthorized community access

Nancy Finman- Babbling Brook

- 1) Member of the tennis committee is in favor of summer tennis members as they add to the tennis experience of River Strand
- 2) Disagrees with the notion that outside tennis members would bring a risk of crime

Kevin Webber-Grand Estuary Trail

- 1) Against public golf and tennis play

Ben Goldstien- Grand Estuary Trail

- 1) Against public use of the common elements

Dennis Rambo- Grand Estuary Trail

- 1) Against public use of the common elements

Larry Saval- Heritage Grand

1) As long as summer tennis are only entitled to tennis and not full social membership, he is OK with new guidelines

Karen Beene- River Crane

1) In favor of tennis proposal as it will add to the tennis experience

Jim Washburn- Willowshire

1) Feels that people are utilizing the common facilities who are not residents or guests of the community

Bob Williams- Rookery Lake

1) Against tennis proposal does not want people outside of the neighborhood to use the common elements

Sue Osborn- River Hammock Drive

1) Does not want outside use of common facilities, but is ok with modified proposal to sell tennis only outside memberships

Alan Sukonich

1) Is ok with selling tennis only memberships to raise additional capital

2) In 2016 there was \$88,000 in outside tennis membership revenue, but tennis overall lost money

3) The tennis members likely use the restaurant adding to that revenue

Bill Robb- Marshview

1) Against the tennis proposal as it does not generate enough revenue

On matters relating to recommendations of the Social committee:

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

Motion #17-106: To adopt the recommendation of the Social committee to restrict the use of the lazy river ride by children before 10AM and after 5 PM,

Upon a motion made by Scott Hancock, seconded by Mike Fisher,

It was voted in motion #17-106: to table motion 17-106 as it was not on the agenda, motion carried unopposed. **Motion passed.**

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

It was voted in motion #17-107: to approve the recommendation of the Social committee to purchase a new dumbbell rack, placement of the rack to be determined by recommendation of the committee, motion carried unopposed. **Motion passed.**

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

Motion #17-108: To approve the recommendation of the Social committee to purchase 4 new rowing machines at a cost of \$3800.

Upon a motion made by Terry Lyons, seconded by Mike Fisher,

It was voted in motion #17-108: to table motion 17-108 as it was not on the agenda, motion carried unopposed. **Motion passed.**

On matters related to men and women golfing leagues organization in River Strand:

Motion #17-109: Upon a motion made by Charles Glasser, seconded by Scott Hancock,

To move the women's golf leagues, and men's golf leagues, as subcommittees under the official River Strand Golf activities committee. A list of those involved was not available.

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

It was voted in motion #17-109: to table motion 17-109 pending the receipt of more information about these organizations, motion carried with Charles Glasser opposed, and Anita Tierney, Eddie Hicks, Mike Fisher, Terry Lyons, and Scott Hancock in favor. **Motion passed.**

On matters related to recommendations from the Tennis committee:

Upon a motion made by Eddie Hicks, seconded by Scott Hancock,

Motion #17-110: To adopt the recommendation of the Tennis committee as amended to state that up to 25 single outside tennis and pickleball memberships would be offered for the period of May 1, 2017- October 31, 2017 at a cost of \$400 with the amount to be prorated to the period when the membership starts. Additionally outside members for this period would not be offered transponders, or access to any other areas of the community.

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

It was voted in motion #17-110: to table motion 17-110 for more information, motion failed with Mike Fisher, Eddie Hicks, and Anita Tierney opposed, and Terry Lyons, Scott Hancock, and Charles Glasser in favor. **Motion failed having not received a majority of the board in favor. Motion 17-108 is reopened for consideration.**

It was voted in motion #17-111: to adopt the recommendation of the Tennis committee as amended to state that up to 25 outside tennis memberships would be offered for a period of May 1, 2017- October 31, 2017 at a cost of \$400 with the amount to be prorated to the period when the membership starts. Additionally outside members for this period would not be offered transponders, or access to any other areas of the community. Motion carried with Charles Glasser, and Terry Lyons opposed, and Anita Tierney, Eddie Hicks, Mike Fisher, and Scott Hancock in favor. **Motion carried.**

On matters relating to the recommendations of the Safety committee:

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

To accept the recommendations from the Safety committee as follows:

1-THE BOARD OBTAIN COST ESTIMATES FOR THE WORK AND MATERIAL NECESSARY TO COMPLETE THE VEGETATION PLANTINGS TO A STANDARD THAT ENSURES THAT ALL PLANTINGS BEGIN AT LEAST AT A 4 FOOT LEVEL, AND AT A DENSITY THAT MAKES ENTRY DIFFICULT FOR PEOPLE TO WALK THROUGH.

2-THE BOARD NOTIFY LENNAR THAT 'TURNOVER' WILL NOT BE ACCEPTABLE UNTIL THE BOARD IS SATISFIED WITH THIS CORRECTIVE ACTION, AS WELL AS ANY OTHER ACTIONS, SUCH AS STREETS RECEIVING FINAL PAVING TOPCOATS.

3-THE BOARD ORDER THE INSTALLATION OF SIGNAGE EVERY 50 YARDS, WARNING ALL PERSONS NOT TO ENTER THIS PRIVATE PROPERTY.

4-THE BOARD NOTIFY LENNAR THAT IT APPEARS THEY HAVE NOT COMPLETED THE LANDSCAPING IN A CONSISTENT AND UNIFORM MANNER, AND MUST DO SO BEFORE THE COMMUNITY CAN ACCEPT THE 'TURNOVER'.

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

It was voted in motion #17-112 to amend the recommendation to direct the property manager to work with the Safety committee to get pricing for landscape, fencing and signage options for the area along Port Harbour Parkway between Kay Street and Heritage Preserve Run, motion carried unopposed. **Motion passed.**

On matters related to IT issues:

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

It was voted in motion #17-113: direct ICON define and implement modifications to the EZLinks (formerly IBS) system that will solve some process problems related to ordering main kitchen items from the Tiki Bar and reporting product-specific profit and loss data for Club Food & Beverages menu items and that this work should be done in partnership with the Food and Beverage, Finance, and IT Committee chairpersons and Board liaisons. These changes should only be made if there is no cost to the association. If the vendor does require compensation for this work, ICON will have to come back to the board for approval.

Motion carried unopposed, **motion passed.**

On matters related to the scope of the IT committee:

The board would like to see the RFP for changes to the operating computer systems.

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

It was voted in motion #17-114: to purchase a new computer at a cost of \$1105 for the Restaurant manager, motion carried unopposed. **Motion passed.**

Date for next Board meeting: July 18, 2017 at 6PM in the office of ICON management.

There being no further business the meeting was properly adjourned at 3:30PM.

Respectfully Submitted,

Shaun Fitzer, LCAM

On Behalf of River Strand Golf and Country Club