

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

September 26, 2017

A REGULAR meeting of the Board of Directors was held on Tuesday September 26, 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, and Ms. Anita Tierney in person person, and via conference phone Mr. Scott Hancock. Also present were Shaun Fitzner, LCAM, and Pat Cattnach 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 35 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.

Ms. Anita Tierney called a point of order as follows:

“When a Board member submits an agenda item request, he or she deserve to have it appear on the next agenda for discussion. Today’s agenda does not reflect three items I wanted discussed. Therefore, I am requesting the Board president submit to the Board, in writing, the process for submitting agenda items. The Board can then discuss the proposed process and vote to accept as written or modify.”

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

It was voted in motion #17-173: to request a legal opinion on the ability of the chairperson to deny an item from appearing on the agenda, motion carried with Terry Lyons opposed, and Charles Glasser, Anita Tierney, Bob Walsh, Scott Hancock, and Eddie Hicks in favor. **Motion passed.**

Ms. Anita Tierney called a point of order:

Requested clarification regarding the budget process; the chair responded that this will be covered under the treasurers report.

On matters relating to previous meeting minutes:

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

It was voted in motion #17-174: to approve the 8/22 minutes as amended to clarify that Motion 17-144 in the July 18 minutes resulted in meeting minutes for that meeting eliminate the short summaries of homeowners’ comments and only include the homeowners’ names and subject about which the homeowners spoke, motion carried unopposed. **Motion passed.**

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

It was voted in motion #17-175: to approve the 8/30 minutes as presented, motion carried unopposed. **Motion passed.**

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

It was voted in motion #17-176: to approve the 9/19 workshop minutes as amended, motion carried unopposed. **Motion passed.**

On matters relating to member comments:

Thomas Clark – matters relating to the 2018 budget

Karl W – matters relating to electric grills

Ron _ - matters relating to the architectural review committee

Sam Paice – matters relating to the date and time of the board meeting, agenda setting, and communications

On matters relating to the General manager and Community managers report:

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

It was voted in motion #17-177: to approve the managers and general managers' report to be attached and incorporated to the minutes, motion carried unopposed. **Motion passed.**

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

It was voted in motion #17-178: to suspend the club rights of the following owners should they continue to be delinquent after 90 days (September 30th), motion carried unopposed. **Motion passed.**

110 Winding River Trail, 6611 Grand Estuary Trail #103, 6918 Quiet Creek, 170 Wandering Wetlands, 6407 Willowshire, 6716 Wild Lake.

On matters relating to the treasurers report:

The treasurers report is attached and incorporated to the minutes.

A motion was made by Anita Tierney to meet with the attorney regarding pending litigation on the CPA firm **for failure to supply turnover and audit documentation to the River Strand Board**, motion fell to the floor with no second. This will be discussed later in the agenda.

On matters relating to amending the governing documents:

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

It was voted in motion #17-179: to table the matter relating to amending the governing documents, motion carried unopposed. **Motion passed.**

On matters relating to the lobby fountain:

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

It was voted in motion #17-180: to purchase a new fountain for the lobby utilizing 2017 special projects funding with the installation to be done after the holiday season, motion carried unopposed. **Motion passed.**

On matters related legal action against the CPA firm:

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

It was voted in motion #17-181: to consult with the association attorney on actions which could be taken to demand the turnover audit and any other workpapers or information that has been requested from **Lennar and Stroemer** (the CPA firm which was employed by the association and the developer through the turnover), motion carried unopposed. **Motion passed.**

On matters relating to interm club memberships:

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

It was voted in motion #17-182: to increase the interm membership fees (including those paid by residents of River Strand **who do not have golf membership as an appurtenance to the deed**) in 2018 by 10% from their rates in 2017 and to eliminate any discounts offered to resident interm members, motion carried unopposed. **Motion passed.**

On matters relating to insurance renewal:

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

It was voted in motion #17-183: to hire a certified firm to perform an insurance appraisal for the River Strand association insurable assets, motion carried unopposed. **Motion passed.**

On matters relating to roving patrol:

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

It was voted in motion #17-184: to include funding in the proposed budget for 2018 to hire a day time roving patrol for River Strand in the amount of \$52,000, motion carried unopposed. **Motion passed.**

On matter related to expansion of the Tiki bar area:

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

It was voted in motion #17-184: to approve to put to a vote of the members as required in the governing documents the expansion of the Tiki area at a cost to exceed \$100,000, motion carried unopposed. **Motion passed.**

On matters relating to food minimum incentives:

It was voted in motion #17-185: to table the discussion on food minimum incentives, motion carried with Charles Glasser opposed, Anita Tierney, Scott Hancock, Bob Walsh, Eddie Hicks, Terry Lyons, and Mike Fisher in favor. **Motion passed.**

At this point Eddie Hicks left the meeting.

On matter relating to the golf greens committee:

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

It was voted in motion #17-186: to approve the proposal from [dryject](#) to treat the 27 greens of the association at a cost of \$8700 to come from the golf maintenance special projects budget, motion carried unopposed. **Motion passed.**

At this point the meeting was closed for future continuation.

A reconvening of a REGULAR meeting of the Board of Directors was held on Tuesday October 4, 2017 at 10:30 AM 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. Mr. Scott Hancock, Terry Lyons, Mr. Charles Galsser, and Ms. Anita Tierney in person in person, and via conference phone Mr. Scott Hancock. Also present were Shaun Fitzer, LCAM, and Pat Cattnach 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.

The board agreed at this point to hear from the members present:

Paul Bondi – on matters relating to cable tv

Stan Nachisman – on matters related to the use of credit cards for quarterly dues

Sharon Talrico – on matters related to the use of credit cards for quarterly dues, and matters related to request for proposals

Matt DeFeo – on matters related to the use of credit cards for quarterly dues

Bob Long – on matters related to the use of credit cards for quarterly dues

On matters related to the Social committee:

Upon a motion made by Mike Fisher, seconded by Eddie Hicks,

It was voted in motion #17-187: To increase the approved allocation as recommended by the Social committee, of funding for the purchase of 2 new treadmills for the main club gym to \$9800 for the purchase of tru cs650, motion carried unopposed. **Motion passed.**

On matters related to compliance:

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

It was voted in motion #17-188: to approve the recommendation of the Compliance committee to impose the following fine on 7607 Grand Estuary Trail #303 for the following violations:

\$100 for failure to submit application of rental

\$100 for renting out unit for less than 30 days

Motion carried unopposed, **motion passed.**

On matters related to the finance committee:

Upon a motion made by Scott Hancock, seconded by Charles Glasser,

It was voted in motion #17-189: to approve the recommendation of the finance committee of the following:

Resolved, effective with the collection of the first quarter 2018 quarterly dues River Strand will implement the following policy relative to the payment of Quarterly Dues. This revised policy will save River Strand \$60,800+ per year in credit and debit card fees. River Strand association will accept checks and bank transfers in payment of the quarterly dues with no service fees. Owners can pay their quarterly dues with a debit card and will be charged a fee of \$4.95. Owners can pay their quarterly dues with a Credit Card and will be charged a fee of 2.9%.

The motion carried unopposed, **motion passed. NOTE: detailed information will be sent out to owners regarding the change**

On matters relating to future meetings:

10/10, 10/11, 10/13 at 10:30 AM – budget workshops

10/16 at 6PM – town hall meeting

11/6 at 10:30 AM – budget approval and if necessary member meeting

At this point the meeting was properly adjourned at 11:45 AM.

Respectfully submitted,

Shaun Fitzer,

On behalf of the board of directors

Board of Director's Meeting

September 26, 2017

General Manager's Report

Golf Operations – Golf rounds were behind budget in July by 346 rounds.

08/01/2017 -08/31/2017

	ACTUAL		BUDGET	VARIANCE
Member	1114	1323	9	
Guest	308	135	173	

Public	858	1080	222
Reciprocal	51	162	111

Member play (-15)- Interesting that overall play was down for member play since a program was implemented that was intended to add additional tee times during non-peak time periods. Not sure what the cause may be, whether reduction in play was due to rain (22+ inches in the last 30 days), or residents choosing to play reciprocal golf courses rather than play at RS. Because the prevailing comments continue to be that the golf course is in good condition, more review of this trend is needed.

Reciprocal play (-59) – Reciprocal play is down again, continuing a trend from the previous 30 days. Though our rates are higher than last year by a few dollars, the increase would not seem significant enough to cause play in this category to drop.

Public play (-378) – Continues the downward trend noted from the previous 30 days. Golf rates are up slightly from 2016. Week day play from this segment is minimal with most play in this category coming on the weekends.

Guest play (+140) – Only positive play category over the last 30 days. This trend is in part a result of the summer program introduced to attract more people to play during non-peak times of the day, particularly those residents of River Strand who do not have golf membership privileges. The trending suggests that use of these non-primetime tee times shows greater numbers of guest play that accompany both golf and social members of RS.

Total golf course revenue was off \$9,406 for the month of August and is off \$47,357 for the year. The largest shortfall in revenues is noted in Cart Fee revenue which was off by almost \$88,544 for the year. Efforts made to control pro shop expenses YTD in response to the play shortfall has resulted in a savings of \$28,802 for the year. Pro Shop revenues for August were less than budget by \$1,751 and are off by \$19,650 for the year. Pro Shop expenses (COS) were under budget for the month of August by \$1,225 and for the year are under budget by \$6,161. Gross profits were less than budget by \$9,931 for the month and is less than budget by \$60,646 for the year.

Golf Maintenance – Golf Maintenance expenses were over budget for the month by \$17,962 and expenses remain below budget for the year by \$216,477. The major area where expenses were greater than budget for the month was chemicals (\$18,681) and fertilizer (\$3,691). YTD chemicals are under budget (\$65,976), fertilizer under budget (\$74,556) and mulch (\$30,400). Fertilizer use will pick up more in the fall which should result in a good portion of the surplus being used. Mulch application is scheduled for November/December which will result in most of that surplus being used. Chemicals should come in below budget but it is uncertain at this time as to how much money will be saved. All three 9-hole golf courses have had or will be receiving their final aerification for the year. The golf courses should have 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. Bridges repairs will conclude in October with rotten surface boards being replaced and the surfaces of the bridges painted.

The Association is planning to introduce a new maintenance program in December. It is an injection system that shoots air into the soil to loosen the soil up. The reduction in compaction will allow the greens be better handle the busy 1st quarter better and may help to increase the useful life of the greens.

Food & Beverage – The Food & Beverage Director has been selected. His name is David McLaughlin. He started in mid-September.

Use of the restaurant continues to be strong in part due to new programming introduced in June. The Food committee is working closely with management to identify and resolve the issues that are impacting the food cost. While better in August the overall food cost is still exceeding the budget guidelines. Beverage revenues for the restaurant were generally up for the month of July (\$4,049) but YTD revenues from beverage sales are \$6,932 less than budget. Food revenue for the restaurant was up by \$9,523 for the month compared to budget and is up by \$80,305 for the year. Overall revenues for the restaurant were \$11,033 greater than budget. Restaurant COS for both food (11,001) and beverage (\$2,998) exceeded budget by \$13,999. The overage 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 negative \$97 for the month of July. Operating expenses exceeded budget by \$15,622 for the month. Total restaurant operation was a negative \$13,719 greater than budget.

Concession revenues (tiki bar and beverage cart) were greater than budget by \$1,627 for the month; supported by stronger than budget food sales (\$3,085). Beverage areas came in below budget which would be consistant will less golf play for the month. COS for the concession outlets were \$556 greater than budget primarily due to the corresponding increase in food revenues. Concession related operating expenses were \$178 less than budget. Net profit for consession was \$178 less than budget.

Tennis – Tennis continues to perform well as revenues for the month of July were better than budget by \$2,742 and by \$6,108 for the year. The monthly surplus revenue was primarily due to very strong merchandise sales. The summer tennis member program started in June has resulted in 11 new summer members. COS for tennis exceeded the budget by \$2,153 due to the strong merchandise revenues recorded during the month (\$3,684 vs a budget of \$1,200). Operating expenses came in \$3,979 less than budget. Net profit for tennis August was \$3918 compared to a budgeted loss of \$8,430 for a positive variance for the month of \$4,512 and YTD positive variance of \$5,421.

Administration – Revenues were \$33,654 greater than budget for the month bolstered primarily by resale capital contributions and Lennar unsold Homes Maintenance Fees. Revenues YTD are \$260,424 greater than budget. Clubhouse expenses were \$39,767 less than budget for the month and are \$107,798 less than budget for the year. Common Ground expenses were \$8,661 greater than budget for the month and are \$83,403 less than budget YTD. Pool expenses were \$410 less than budget for the month and are \$37,844 less than budget for the year. Fitness expenses were \$142 less than budget for the month but over \$7,896 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.

OVERALL – For the month of August the club realized a loss of \$49,109 compared to a budgeted loss of \$41,630 for a negative variance of \$7,479. For the year the club has a net

profit of \$686,567 compared to a budget projection of \$224,853 for a positive variance YTD of \$461,715

Issues

Landscape concerns were the main items of concern brought forward during the month. TruScapes had done a good job of catching up in August. Major efforts made to catch up on the landscape trimming in both SFH and Common areas. Property committee has also been reviewing the landscape contracts that are due to expire in February 2018. Interviews with vendors have occurred with final interviews scheduled for September 26. A recommendation will then be presented to the BOD at their next meeting.

Staffing – Staffing in all areas continues to be a challenge. We are now beginning to assess the additional staff requirements needed to accommodate the projected increase in utilization of the amenities of the community. Senior level staffing will be concluded by the end of October with the Director of Golf position the only remaining open position. Final interviews are slated to conclude the week of September 25. ICON will then contact the BOD to set a time for representatives to meet their recommended candidate. Though turnover is expected in today's market, the time required to identify and fill vacancies appears to take longer and longer. Currently we are short in the following areas;

Golf Maintenance – short 3 full time positions (currently filling in with temp service personnel)

Tiki Bar – short 2 part time positions; also looking for an assistant supervisor as Doreen left in June leaving Laura Kommick as the sole supervisor. F&B managers have been assisting more due to this. Currently the staffing shortage is being filled by restaurant servers looking for additional hours. The selection of additional new team members will allow the restaurant servers to return full time to the restaurant.

Restaurant – The process of identifying a replacement for Wendy Wallis has concluded. Wendy submitted her notice and her last day of employment will be September 15. Our new F&B Director is David McLaughlin. David started on September 8, 2017

Admin – The vacancy at the front desk has been filled.

Accounting – Search to find a replacement for Mylissa Williams who has left River Strand has been successfully resolved. In the interim, Charli Carlson has rejoined the team. Charli is helping to train our new hire. Her name is Liz Van Schoor. Liz started the second week of September.

Tennis – Staff is functioning 1 person short at this time due to the injury suffered by Bill Bosweld. Bill fell while at work and is out due to a hip injury. Bill is out of the hospital, recovering and we are waiting to hear what his work status will be. Bill was able to visit the community on September 25.

Golf – Search has been under way to identify the new head of the Golf Department. The final phase of interviews will conclude the week of September 25 with a recommendation coming to the BOD immediately after.

We thank you for your patience, support and participation in the selection processes.

CAM Report 8/25-9/1:

Association matters:

- 1) Hired new bookkeeper**
- 2) Finalized negotiation with ENVERA system**
- 3) 2 compliance matters responded to**
- 4) Met with representative of SPECTRUM with representatives of property management committee**
- 5) Notice for fining committee meeting on 9/11 at 10:30 sent to offending parties (second notice of meeting)**

- 6) HOA online survey sent on 8/26 and resent on 9/1 to those who had not responded, we have 893 responses as of 9/1

Pool matters:

- 1) Sanctuary west pool gate lock not functioning, part ordered. Have locked down gate thru weekend
- 2) Heavy rains caused overflow on pools

Fitness center matters:

- 1) Received additional quote for treadmill – communicated to committee – better quality machine available but pricing above what was approved
- 2) Minor leak in window of Sanctuary fitness center am monitoring to see if it needs dryout
- 3) Main club mens locker room scheduled maintenance for next week
- 4) Final punchout to be completed in yoga room on 9/5 (baseboard)

Clubhouse matters:

- 1) Fire sprinkler heads under covered area replaced
- 2) Fire alarm issue with announcement system and a relay being addressed by SIMPLEX – parts on order, system is functional but has gone into trouble late at night multiple times
- 3) Roof in area by side door from main club has leaks – investigated by COLONIAL roofing this is a concrete deck ceiling, repair will entail pulling off roofing tile and reflashng roof valley

Grounds:

- 1) Mowing in Enclave delayed due to moisture in ground causing mowers to rut the sides of the homes. Each lot is being evaluated prior to the crews working on the home to try to avoid damaging the sod

2) Issues at:

6606 Willowshire – weeds in lawn

6418 Willowshire – palm tree damage

6776 Willowshire – palm tree damage

6850 Willowshire – weeding

6875 Willowshire – need trimming

9123 Hammock edge – irrigation

Landscape crews to return over the weekend to continue catchup for days lost to rain

Security:

- 1) Multiple issues reported at Sanctuary gate of people tailgating and commercial trucks entering, have investigated as reported**
- 2) Reports of people entering on foot after cars investigated, spoke with youths at Sanctuary who produced membership cards**
- 3) Issue with winding river trail exit gate not functioning was related to the ground loop wire getting wet from the weekend rain, once it dried out it functioned as normal**
- 4) Issue with relay between main gate barrier arm and swing gate – this is an intermittent problem, we had rapid security test the system and they could not see a failure. Will show evening guard where to look to try to diagnose what is happening**

CAM Report 9/4-9/15:

Association matters:

- 7) Finalized contract for decorations**
- 8) Sent notification to vendor about speeding issue**
- 9) Canceled and rescheduled committee meetings – notifications sent to owners effected**
 - a. RSCCC to meet on 9/18 at 4PM**
 - b. ARC to meet on 9/26 at 3PM**
 - c. Fining committee to meet on 9/2 at 10:30 AM**

- 10) Received 1103 responses to HOA online survey regarding online voting – temporarily suspended correspondence on this matter until 9/18 and will extend deadline for responding to end of week

Pool matters:

- 1) New sign ordered for main pool – this will make the big sign double sided when we move it to the walk area
- 2) Issue at 6717 Grand Estuary pool – after restart pool drained due to valve failure – valve to be replaced pool has been reopened
- 3) Spa at Sanctuary pool not heating due to error code on heater – reported to maintenance company is likely due to clog in the line

Fitness center matters:

- 5) Painting completed in the main club mens locker room – wallpaper removed and walls and ceilings painted
- 6) Continuing issues related to the A/C unit in the main club mens locker room – this unit has overflowed the drain pan and has been serviced, but may need additional work as this has been an ongoing issue
- 7) Catastrophic failure of the new rowing machine in the Sanctuary fitness center – has been reported for a warranty claim

Clubhouse matters:

- 1) Electrical issues with the fire control system has been causing random glitches in the system showing trouble signals – have been working with Simplex on the issues
- 2) Roofing repair started on breezeway outside of side door from clubhouse – this was a leak prior to the storm
- 3) Issue with gas heater for the kitchen resolved
- 4) Issue with A/C in kitchen – may have been related to fire control problem, but has not been resolved, as a transformer has blown – we are hoping to have a part in today (Saturday)

Grounds:

Issues relating to storm damage:

- Grand Estuary Trail and Heritage Preserve Run cross walk sign, Doggie dumping station broken down.
- River Enclave Court and Heritage Sound Drive street signs have been pulled off their post the stop sign is still intact.
- 507 GPC tree is down and is leaning into the road

- Moorings way and Rum Runner street sign is damaged.
- Moorings way and Grand Estuary Trail street sign is damaged
- 8405 River Preserve Drive has a tree down and it is blocking the side walk
- Across from 8405 RPD there is a damaged street light pole
- Two street lights on Rum Runner are damaged
- Between 109 and 113 on Wandering wetlands there is a damaged street light
- Street sign of Willowshire way and Wandering wetland circle
- The speed limit sign on the corner of Willowshire way and heritage preserve run is bent
- Street sign on Willowshire way and candlestick drive is bent
- Street sign of Willowshire way and heritage preserve run is bent
- The street sign of Willowshire way and whispering palms lane is bent
- The street sign and stop sign at Willowshire way and wild Lake Terrace has been completely pulled out of the ground and is across the street.
- The street sign of wild Lake Terrace and rookery Lake Drive and the stop sign is on the ground
- The cross walking sign at the corner of quiet creek and wild Lake Terrace has been pulled out of the ground it is a few feet away from the corner of the street.
- There is damage to the door of the dumpster storage building in front of building 8515 on grand estuary trail
- Street light damaged in front of 327 River Crane Street
- Along Port Harbour Parkway – between Grand Estuary Trail and River Strand blvd along hole 8 tributary there is a large pine and a large oak tipped
- Along Port Harbour Parkway between Heritage Preserve Run and River Strand Blvd there is a small willow and a small elm that are tipped over

Onsite maintenance has completed many of the repairs to the signs. We will start reaching out to owners about the trees which are their responsibility next week. I have asked the ARC to provide the board with some suggestions as to what we should be telling owners about tree replacements.

Security:

- 5) During time of gate opening after the storm we instituted additional roving patrol
- 6) After storm issues at main gate related to transcore reader – reader has been repaired but we may need to look into do some rewiring or getting a replacement for this panel

- 7) After storm issue with the barrier arm at the Grand Estuary trail gate – had been reported (although was not my experience) that the barrier arm was not raising all the way up. The barrier arm has been damaged and has been removed. We are going to shorten and have motor checked
- 8) After storm issues related to internet outage required that we manually open the Sanctuary center during the day as access control would not function – this has been resolved
- 9) Received bid as requested for interior exit barrier arms at Sanctuary in the amount of \$4400 – waiting for second bid from ENVERA
- 10) Storm damage to main gate due to high winds will require welding repairs scheduled for next week
- 11) UPDATE (Sunday) Transcore reader at front gate continues to malfunction and is now reading cars only when they pull all the way up to the barrier arm

CAM Report 9/18-9/22:

Association matters:

- 11) RSCCC meeting and managers report
- 12) Speeding and trash can out early compliance issues addressed
- 13) Insurance claim filed for damaged electronic equipment at gate caused by storm (deductible \$500 for this type of damage)
- 14) Final results of HOA online – 1148 respondents of which 1161 agreed to electronic voting – for full details please see the drop box folder for September board meeting

- 15) Received first wireless tablet for POS device being deployed this weekend. Pricing for replacement POS initial pricing coming in lower for tablets than for desktops due to cost of touchscreens. We are investigating possible refurbished computers or ways to upgrade existing systems. Initial DATUM quote for full POS system including installation touch screen, and printer (no drawer) was \$2100 – cost for tablet with docking station is \$1800
- 16) Contact from LENNAR indicates that final lift on roads previously indicated will start on or about October 9th

Pool matters:

- 4) Replaced circulation pump due to failure at 6929 Grand Estuary Trail cost \$450

Fitness center matters:

- 8) Follow up with warranty request for rowing machine at Sanctuary
- 9) Quarterly maintenance performed at Sanctuary
- 10) Received signs regarding financial gain to go up in both fitness centers on Monday

Clubhouse matters:

- 5) Fire control system failure corrected
- 6) A/C repair in kitchen completed

Grounds:

Issues relating to storm damage:

- 1) All street signs have been put back up several need to be straightened
- 2) The street sign identifying the corner of River Enclave and Heritage Sound is missing – the post and stop sign are still present) new street identifying signs have been ordered
- 3) 6 light posts were damaged during the storm including one that was on the ground – these were reported to FPL electronically last week and again today as I was finally able to talk with a live person
- 4) Truscapes went through the community and picked up curbside landscape debris – Manatee county pickup is telling people that they will not be able to pick up large landscape waste for at least another week
- 5) Received invoices from truscapes for cleanup that total more than \$21,000 for clean up and tree staking. We will contact Llomell directly and negotiate this invoice. The claim to have over 650 man hours into the work completed, but it is of note that no service was received that week – invoice has not been processed for payment
- 6) Trees down on outside berm by tributary 8 are being removed by in house staff

- 7) Trees down on outside berm on Port Harbour parkway near Heritage Preserve run are being staked up by truscapes

Landscape complaints:

- 1) 308 Whispering Palms – only mowed in the front on one day
- 2) 6895 Willowshire – removal of debris
- 3) 6814 Willowshire – patch areas of turf not healthy

Security:

- 12) Swing gate on east side at guard house damaged by storm has been repaired
- 13) Transcore reader replaced at main gate
- 14) Heritage preserve run pedestrian gate magnetic lock repaired under warranty

Treasurer's Report Sept 26, 2017

1. River Strand Financials (Thousands)

<u>Month of Aug 2017</u>	2016	2017	2017	<u>2017 Actual vs. Budget Variance</u>
	<u>Act.</u>	<u>Act.</u>	<u>Bud.</u>	
Admin/Clubhouse Profit Exp,	62	25	(22)	48 Fav. + 31 Rev, -10 Special Proj

Cable/Landscaping	8	(2)	9	11 Unfav Landscaping
Pro Shop/Golf Profit Exp	(4)	(21)	7	28 Unfav: -16 Cart Rev, +18 Course
Food and Beverage (Loss) +12 Payroll Exp,	<u>(35)</u>	<u>(51)</u>	<u>(35)</u>	16 Unfav: +16 Rev, +15 CofS Food,
Consolidated Profit (Loss)	<u>31</u>	<u>(49)</u>	<u>(41)</u>	8 Unfav

<u>Jan – Aug 2017</u>		2016	2017	2017
	Act.	<u>Act.</u>	<u>Bud.</u>	
Landscape	36	(43)	74	117 Unfav.
Cable	13	16	-	16 Fav
Admin/Clubhouse Profit	208	350	(137)	487 Fav.
Pro Shop/Golf Profit	483	528	343	185 Fav
Food and Beverage (Loss)	<u>(116)</u>	<u>(165)</u>	<u>(56)</u>	<u>109</u> Unfav
Consolidated Profit (Loss)	<u>621</u>	<u>687</u>	<u>225</u>	<u>462</u> Fav.

2. Audit Report 2016

- a. Requested detailed back up for journal entries and still waiting
 - i. Received detailed back up for computation of 2016 Audit Bill, but no journal back up

3. Audit Report Feb 2017

- a. Stroemer originally told ICON we would receive audit report in July
- b. Have made continued request and called David and John but have not received any response from Stroemer or David

4. RSM 2017 Audit

- a. RSM provided listing of documents required from ICON and Doreen reviewing request
- b. Tentative Timeline (RSM usually plans 4 months to complete first audit)
 - i. Week of Oct 2 – onsite planning, interim procedures, review internal controls
 - 1. Sent RSM email to determine how much of work can be done if we do not have Feb 2017 Audit
 - ii. Week of March 12 & 19 – onsite field work
 - iii. Week of April 2 – audit wrap up (not onsite)

5. Collection Policy

- a. Completed and submitted to attorney
 - i. Attorney revised we need to wait 90 days to suspend use rights which is the current policy. Policy will be revised accordingly and resubmitted to Board for approval.

6. Proposed Allocation of revenues and expenses between Golf and Social

- a. No additional feedback from Board since initially reviewed and approved
- b. Need formal motion and approval to use new allocations for 2018 budget and going forward

7. 2018 Budget

- a. Reviewed Pat's Proposed 2018 Budget and increased Profitability from \$20K Loss to \$420K profit which is more in line with 2017 Projected Financials - Sept 19
- b. Receive final reserve study – Sept 27
- c. Receive final defect survey – Sept 30
- d. Review reserve study and finalize recommended annual reserve amounts for Social and Golf. The will not be included in the budget at this point in time, but will be provided to Homeowners for their approval. This vote needs to be completed this year to include the proposed reserves in the 2018 Budget - Oct 4
- e. Determine if any of the Retained Earnings should be used to cover Golf/Social Reserves
- f. Determine if any defect remediation costs should be included in 2018 Budget – Oct 4
- g. Identify and review all Special Project request for 2018, review and approve projects that should be included in budget - Oct 4

- h. Determine if any additional funds should be included in the budget for Special Projects – Oct 4
- i. Review and approve Golf/Social allocation for 2018 Budget and 2018 Financials and ongoing – Oct 4
- j. Determine contingencies that should be included in budget – Oct 10
- k. Complete any open budget items and approve 2018 Budget. Approve proposed Social and Golf Reserves – Oct 10