

RIVER STRAND GOLF AND COUNTRY CLUB, INC.

MEETING OF THE BOARD OF DIRECTORS

MARCH 3, 2017

A REGULAR meeting of the Board of Directors was held on Friday March 3, 2017 at 4:30 PM in the offices of ICON property Management located at 5325 East State Road 64, Bradenton, FL 34208.

A quorum of the Board of Directors was present in person with Mr. Michael Fisher, Mr. Scott Hancock, Mr. Eddie Hicks, Mr. Terry Lyons, Ms. Anita Tierney, and Mr. Bob Walsh in attendance. Also present were Shaun Fitzer, LCAM, Community Manager for River Strand, Wes Miller, President of Icon Property Management and Pat Cattanach, LCAM, General Manager of River Strand Golf and Country Club.

Terry Lyons called the meeting to order at 4:30 PM. Proper meeting notice was posted throughout the property and emailed to all owners in accordance with the Florida statutes and the governing documents of River Strand Golf and Country Club, and desire of the Board of Directors.

There were approximately 18 owners present at the meeting.

Upon a motion made by Bob Walsh, seconded by Scott Hancock,

It was voted 17-10: to waive the reading of the minutes of the Organizational meeting of the Board of Directors on February 28, 2017, and approve them as presented Motion carried unopposed. **Motion passed.**

The community manager commented that his goal was to have draft form minutes to the secretary within 2-3 business days of a meeting of the board and then have the draft minutes be posted on the website.

OPEN COMMENT SESSION:

- 1) Request that board provide a list of their goals for the next year
- 2) That eblasts contain the agenda or a link to where they can be found on the website (NOTE: the agenda was posted in all eight locations of the association common property)
- 3) Question on approval process for payment of invoices – answered by manager is being reviewed by the treasurer

At this point Terry Lyons requested that the item on the agenda related to the ICON contract addendum be moved forward on the agenda so as to facilitate Wes Miller, President of ICON who was present in person at the meeting. There were no objections.

PROPERTY MANAGEMENT ADDENDUM:

Members of the transition committee on Property Management were recognized and made the following comments:

- 1) The contract with ICON management has been reviewed in detail
- 2) Old Board of directors approved an addendum to the contract which extended the language related to the cancellation term of the contract. The contract can be cancelled with or without cause by sixty (60) days notice
- 3) Two board members were selected to meet with ICON and negotiate a new contract
- 4) The goal is to have this review completed and presented to the board soon
- 5) Terry Lyons and Eddie Hicks will make the presentation to the board

SELECTION OF LEGAL COUNSEL FOR THE ASSOCIATION:

A team consisting of four residents completed an extensive review of law firms who were qualified to handle an association of the makeup of River Strand. They identified 7 firms, provided them with a request for proposal and met with six of the firms in person. Two of the firms stood out as having been not only qualified in the field but as having experience with dealing with the association developer. The notes from these meetings were read aloud and the notes of which are condensed and highlighted below including the comment on each being qualified and having work with association built by LENNAR:

The Law Firm of Wells & Olah, P.A.:

- 1) Hourly rate for attorney of \$285 or by the project with a not to exceed limit
- 2) Use of paralegals at a lower rate for many day to day functions – rate not mentioned
- 3) Firm is located in Sarasota

The Law Firm of Russel & Anderson, P.A.:

- 1) Hourly rate of \$275-\$325 or by the project with a not to exceed limit
- 2) Use of paralegal at a rate of \$135 per hour
- 3) Firm is located in Naples

The committee unanimously agreed that either of these firms would serve the association well, but recommended the hiring of Wells & Olah as they are a local firm.

Upon a motion made by Scott Hancock, seconded by Bob Walsh,

It was voted 17-11: to empower Terry Lyons and Mike Fisher to meet with the firm of Wells & Olah and negotiate an agreement for service to the association and sign any necessary forms to engage the services of the firm, motion carried unopposed. **Motion passed.**

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

It was voted 17-12: to appoint the President and Vice-President as the only authorized persons to contact the associations attorney on behalf of the association, motion carried unopposed. **Motion passed.**

ON MATTERS RELATED TO THE CREATION OF COMMITTEES:

In order to facilitate the organization of the committees the following liaison board members are assigned:

Finance: Scott Hancock

Architectural Review (the decision making process is still in the hands of the developer): Scott Hancock

Compliance: Anita Tierney

Fining: no liaison appointed

Food and Beverage: Mike Fisher with Bob Walsh as an alternative

Golf: Chuck Glasser

Safety, Security, and disaster preparation: Bob Walsh

Social (which covers the pool and fitness areas): Chuck Glasser

Tennis: Eddie Hicks

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

It was voted 17-13: to organize an additional committee entitled Property Management, motion carried unopposed. **Motion passed.**

Property Management: Eddie Hicks

The board liaisons will review the list of the people who have submitted their intent to serve and make recommendations to the board by March 17th. Charters creating authority, and setting up guidelines will need to be approved for all of the committees. Management presented several example guidelines as to how these could be organized. Management also requested that a requirement of the charters be included that would ensure that employees are able to complete their work assignments.

SET DATES FOR FUTURE MEETINGS:

The next meetings will be on **March 13, 20, 27, and 3rd of April** – all of these meetings will be held at the offices of ICON management at 5325 East State Road 64, Bradenton, FL 34208 at 6PM. It was mentioned that the agendas for these meetings will be kept short so as to spread out the work that needs to be accomplished and try to keep the meeting length to a reasonable time frame (management suggests that 90 minutes for a target so as to keep the attention and attendance of the group).

FUTURE ITEMS FOR THE AGENDA:

- 1) Organization and job description of assigned management employees
- 2) Goals that the assigned employees see for the association
- 3) Request transition committees to present any findings they have
- 4) Need to meet with association insurance agent
- 5) Request for management to report regarding electronic elections and if the process creates a requirement for disclosure of owners email addresses utilized in signing up for said election
- 6) Need to create/review best method for board communication with residents.

There being no further business the meeting was properly adjourned at 6:45 PM.

Respectfully Submitted,

Shaun Fitzer, LCAM

On Behalf of River Strand Golf and Country Club, Inc.