

RIVER STRAND GOLF & COUNTRY CLUB, INC.
HOMEOWNERS ASSOCIATION ANNUAL MEETING MINUTES
APRIL 5th, 2012

Tony Burdett from Lennar opened the meeting and it was called to order at 4:00pm. An Affidavit of Mailing was presented. A quorum has been established and a motion was made to accept last year's meeting minutes and to waive reading them.

Tony Burdett invited Wes Miller to speak. Wes introduced the staff members & department heads that were present at the meeting: Cory Pion, Head Golf Professional, Nikki Resner, Food & Beverage Manager, Jamie McCrosky, Golf Course Superintendent, Dennis Colletti from the management company, HH Management Services, Alex McGonigal from the Clubhouse office, and Steve Gill from Heritage Harbour Master Association.

Wes Miller made a report on the association:

- 630 homeowners as of 4/5/12.
- 51 non-resident golf members.
- 63 tennis members.
- 12 delinquent homeowner's accounts.
- Revenues have increased every year since River Strand opened in November 2006 – in 2007 there was \$2 million revenue, in 2008 - \$2.5 million revenue, in 2009 - \$3.3 million revenue, in 2010 - \$4.16 million, and in 2011 - \$5.1 million revenue.

Some improvements were made this season:

- Ongoing training and reinforcement of the staff to achieve consistency. The survey we sent last year and the feedback we get, indicate improvement.
- Added more pool furniture.
- Added a fire pit and tiki torches at the grille room patio.
- Extended gate hours.
- Added pool monitoring service.
- Sent a survey in 2011 to get feedback from members.
- Will be sending a new survey this year too.
- Added some 2-way signs on Grand Estuary Trail.
- Added more events in Food & Beverage.
- Added golf events, including Couples Club Championship.
- Divot Parties were organized.
- Replaced the boards on the bridges.
- Tennis – will add pickle ball court soon.
- Added bug spray & sunscreen stations, ice machine and additional staff in Tennis Dept.

Tony Burdett went over the plan for the future development of River Strand. About 200 more homes per year to build and sell, 1700 homes total when construction is complete. Lennar will designate some of the homes for social membership only. That will put our number of golf memberships under 1300. Our rate of membership play at the moment is about 70%, but it

includes the non-resident members too. The non-resident members help keep our rates down.

We are adding 150 acres to River Strand. We will have to move the main guard gate forward; will start on that next month. The new 150 acres will include a set of amenities – another clubhouse (without a restaurant), pool, pickle ball courts, fitness center. We will determine after our next survey what the members are looking for in another set of amenities.

The Marina – those plans are not finalized yet, but we are leaning toward building single-family homes on that site. The current market conditions can't justify the expense of building a marina.

Tony Burdett opened the floor for questions:

Q: The roads are deteriorating, there are a lot of pot holes, what are you going to do about it?

A: This summer we will cover some areas.

Q: Water usage currently is at the level that was projected upon completion of the community. How is Lennar going to deal with this without high costs?

A: River Strand is in compliance with the water permit regarding irrigation water (reclaimed water stored in the lakes and wells). Reclaimed water is more expensive and we are trying not to use much of it.

Q: The homes you are planning to build on the Marina site – aren't they too close to the golf course?

A: There is minimum impact from the golf course.

Q: Are you going to put another bathroom at the end of the Estuary and Sanctuary (8th hole)?

A: Yes, there will be a bathroom and another pool as well.

Q: How often is the grass being mowed?

A: Every other week, and starting this week it will be mowed every week, during the active growing season.

Q: What will you build on that section of land behind the Estuary?

A: More single family homes.

Q: Is it true that one of the Terraces buildings will become a time share?

A: No. Time shares are not permitted in the community.

Q: What is going on at the intersection of Port Harbour Parkway & River Strand Blvd.?

A: We had an irrigation line burst. Line was repaired and we are waiting for the insurance before we can pave the area.

Q: Can we have a homeowner at the Board of Directors?

A: No. The developer is in charge of all the decisions for now. We always ask for your input. That is why we have the Homeowners and the Budget Meetings.

Tony Burdett mentioned that we are looking into introducing the Chelsea System for tee times next year:

Q: We want a rationalization of that system...? Why would you penalize the regular supporters of the club?

A: It's meant to be fair, not to penalize. It could be set many different ways, and it could be reset every two weeks.

Q: How will the Chelsea System affect Men's and Ladies' Golf Leagues?

A: It will not affect them, they will stay in place.

One of the residents, Adam Gayton, tried to explain the Chelsea System he experienced in another community – every tee time has a certain number of points, every member can use up to a certain number of point per month. So it gives an equal access to everyone to the most preferred tee times.

Q: Can we bring a guest with the Chelsea System?

A: At first, yes, but later member-member play will have an advantage to member-guest play.

Q: Can we have a second concession stand?

A: There are plans to add another concession stand and a bathroom.

Q: Member charges – are we going to have that in 2013?

A: That means adding more staff, so we will do it only if we can without raising the dues.

Q: Can we add more parking to the Clubhouse? Also, can we add more handicapped parking spots than the minimum requirement of 6?

A: We will look into that based on the club membership needs.

Q: The corner of Port Harbour Parkway and Grand Estuary Trail – it is hard to make a left turn at night, it needs a light.

A: We will look into improving the lighting there.

Q: The same thing at Winding Brook Lane and Grand Estuary Trail when making a left turn, it needs a light.

A: We will look at those also.

Q: More light is needed at the visitor's buttons and the entry points at every gate.

A: We will look into adding some lights there.

Q: Personal golf carts on the golf course – are they going to be allowed there?

A: No, while it is owned by the developer, for liability reasons.

Q: What is the time frame for finishing the homes on River Enclave Court?

A: There isn't a time frame yet. They haven't even been divided into lots yet. It could be two years until that happens.

Q: Are there any plans to make Port Harbour Pkwy go into Upper Manatee River Road?

A: This is up to Manatee County.

Q: We are very concerned about the speeding construction crew's vehicles throughout the community...

A: Let us know what company they belong to when you see one speeding. We won't tolerate speeding from them.

Meeting was closed at 5:45pm.