

RIVER STRAND GOLF & COUNTRY CLUB, INC.
HOMEOWNERS ASSOCIATION ANNUAL MEETING MINUTES
APRIL 9th, 2013

Tony Burdett from Lennar introduced himself as the Board President. He reminded the homeowners that this would be the meeting when they would elect officers to serve on the Board of Directors every year when the association is turned over from the developer to the homeowners.

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

Wes Miller made a report on the association:

- 783 homeowners as of 3/31/13.
- 38 non-resident golf members.
- 78 tennis members (non-resident).

Wes Miller went over some of the improvements were made this season:

- We started offering member charging as of 1/1/13.
- The main guard gate is now manned 24-hours.
- The back gate (on Grand Estuary Trail) is now closed.
- We have new pool heaters.
- We purchased new pool furniture
- We just opened the new pool at the Verandas – this is the 4th satellite pool in the community.
- We installed headphones in the fitness center.
- We added more street lights in the community.

Wes said that many of the improvements were based on the feedback from the Member Survey in 2012. He reminded everyone that they should watch out for this year's survey, which will be available within 60 days.

Wes invited Corey Pion, Head Golf Professional, to speak:

- New golf carts were leased.
- More member golf events and more participation.
- Total of 64,128 golf rounds were played in 2012. This includes 23,386 rounds of member 18 holes (37% of total play), 9,691 rounds of member 9 holes (15% of total play), 6,888 rounds of member guest play (11% of total play), and 23,659 rounds of public play (37% of total play).

- In 2013, from 1/1/13-3/31/13, total of 23,553 golf rounds were played. This includes 12,844 rounds of member 18 holes (53% of total play), 3,645 rounds of member 9 holes (15% of total play), 3,600 rounds of member guest play (15% of total play), and 4,230 rounds of public play (17% of total play).

Tony Burdett invited Jamie McCrosky, Golf Course Superintendent, to speak. He mentioned the following updates:

- Continuing working on the bunkers and sand traps, this summer we will use some outside assistance with some of the large bunkers.
- TruScapes helped keep the weeds eradicated from the golf course beds.
- Irrigation projects on the golf course – we will add more sprinkler heads where we have gaps in coverage.
- Added cart path curb ramps for easier access for the golf carts.
- Added pavers at the curb around high traffic staging area at the putting green.
- Finished the replacement of all the golf course equipment, now we have all new equipment.
- Another project is to replenish all the Cordgrass.
- Aerification will start on May 6th, same schedule as previous years. Will start on the Tributary, then move on to the next 9 holes, then the next. We will have two of the nines open throughout the summer.
- After the aerification, we will start overseeding.
- All 3 nines will be open on Thanksgiving week.
- 17 wild hogs were caught in the last 3 months.

Nate Griffin, Director of Tennis, spoke. He mentioned that:

- We were voted #1 Tennis Facility in Manatee County by the Herald Tribune Readers Choice Awards.
- A patio was added to the tennis shop, as well as tables, chairs and umbrellas.
- 8 lighted tennis courts, all clay, are open until 10:00pm.
- Monday through Saturday, the Morning Doubles, is the most popular tennis program.
- Racquet rentals are available and they are free.
- There are many tennis leagues.
- We have 78 tennis memberships this year so far.
- About 70 residents are regular tennis players.

Nikki Resner, Food & Beverage Manager spoke. She reported the following:

- New social events were added in the past year – Karaoke Night, Trivia Night, Wine Dinner.
- We extended the dining room hours.
- Added more TVs.
- Got new equipment for the kitchen.
- Introduced new daily menu.

- 34,399 covers(meals) were sold in 2011, 44,258 covers were sold in 2012, which is 9,859 more covers than in 2011.
- So far, in 2013, there were 2,600 more lunch covers that the same time period last year, 700 more dinner covers, total of 3,300 more covers so far, compared to same time last year.

Tony Burdett spoke again. He mentioned the River Strand Preservation Committee, thanked them for their service and mentioned how helpful they are in making sure that residents comply with the rules & regulations.

Other updates:

- 500 more homes will be added to new section they started building. Those homes will be houses and some duplexes.
- Another clubhouse will be added and it will have a pool for kids.
- Pickle ball courts will be added too.
- The new guard house will open soon.
- In the future, there will be one more entrance to the community – on Port Harbour Pkwy., across from the Yacht Club Apartments. That will make it 6 gates total.
- 2 more satellite pools will be built by the new duplexes and condominiums.

After that Tony Burdett opened the floor for questions from the residents.

Q: How are you going to accommodate more residents within the existing structure?

A: In 2008 we did some changes in plans; we are adding additional amenities (another amenity center in the Sanctuary section, etc.).

Q: How many more people can we accommodate in the restaurant? The bar is small and always crowded. Can the kitchen accommodate more meals?

A: The kitchen can definitely accommodate more meals. We can also extend the restaurant hours as necessary.

Q: How about covering the outdoor patio to extend the dining room area?

A: We can accommodate a few dozen more tables in the current space we have in the restaurant.

Q: how about increasing the size of the fitness center?

A: There will be another fitness center in the new clubhouse, as well as a spa.

Q: What about reducing the rates for golf for juniors, to promote junior golf?

A: We could do it out of season, we can work something out.

Q: The bicycles in the fitness center are getting old, are you going to replace them?

A: We have a maintenance program in place and the vendor will let us know when the equipment will need to be replaced.

Q: There were supposed to be some Estate homes built on River Enclave Court, are you still doing that?

A: Yes, we are planning to build some single family homes there.

Q: Parking is a problem now, how are we going to accommodate more people in the future?

A: We have adequate parking.

Q: Are you going to build a gate at Heritage Grand Place?

A: Those gates were planned to be optional, to be built by another builder who is not here anymore to pay for them.

Q: Most of the street lights poles are leaning, signs are leaning too. The poles are made of fiberglass and get hit by weed whackers all the time and look worn out. There is even one pole growing through an oak tree. The poles need to be repainted, because they fade away in the sun. Proper bases for the poles are needed also. Why are you not fixing all of that?

A: The poles are leased by FPL, so if they fail we need to contact FPL, we don't own the poles, FPL designed them and they are responsible for them. We can look at the one in the oak tree and see what we can do about it.

Q: Why are you closing down the facility for special events? How do you decide that?

A: Most of the weddings are on Saturdays and they are high revenue for the club, which helps offset some of the expenses. As the club grows, those events can go away. If they start to interfere with the members' enjoyments of the club, we can take a second look.

Q: The golf revenue is used to offset the restaurant expenses, according to the budget. Why did we increase the cart fees, but not the restaurant fees?

A: We look at the association as a whole. We had to budget for the new golf carts lease based on the old lease. Also, right now all the members are golf members, so everybody benefits from it. In the future, when we have some social only memberships, we will have to separate the budget, because not everyone will benefit from the same things.

Q: The new homes with social membership only, would they be cheaper?

A: Yes, because they will have less value than the ones with golf membership.

Q: A lot of people who might not be members are going to the pool through the fitness center exit, then what is the point of having controlled gate access for the main pool area?

A: We have to keep this door open for emergencies, as part of the regulations from the fire department. We also keep the front door of the fitness center open for golfers who want to use the locker rooms.

Q: Can we have Verizon cable in the community?

A: Not at the newer sections of the community.

Q: What about the renters using the facilities without submitting proper paperwork, why are we not making any progress in changing that?

A: We are trying to identify those homes and the management company involved.

Q: What will be the size of the new clubhouse?

A: We don't have a definite number, but it will be about 5,000-6,000 sq. feet. There will be room for events, but not a restaurant.

Q: What about the Chelsea tee time system?

A: We have implemented this system in other clubs with the same number of members in the last 20 years. We will implement it at River Strand on 10/1/2013.

Every 14 days the system will re-set.

Requests for tee times can be made 14 days in advance, and the Tee sheet will be placed 4 days in advance.

You can link large groups together, but it will affect your chances of receiving your requested time.

Club endorsed events such as Ladies' Day, Men's Day, Club Champ, etc do not count as Chelsea points.

Each family will have a separate member number for each qualifying family member.

For walkers, no points will be charged.

Public tee times will be offered only when the tee sheet is finalized.

You can cancel a tee time 24 hours in advance, and you will be assessed only a placement but not a play point.

Once the tee sheet is placed, you have to call the golf shop to make a tee time, you can't do it online.

An hour after twilight, walking on the golf course is permitted.

We will send the Chelsea system information to everyone in the next 30 days.

The meeting ended at 5:43 pm.