

RIVER STRAND GOLF AND COUNTRY CLUB, INC.
HOMEOWNERS ASSOCIATION ANNUAL MEETING MINUTES
APRIL 29th, 2014

Mr. Tony Burdett from Lennar introduced himself as the Board President. Mr. Burdett reminded the homeowners that after turnover from the Developer, this would be the annual meeting where they would elect officers to serve on the Board of Directors.

Mr. Burdett opened the meeting and it was called to order at 4:00pm. An Affidavit of Mailing was presented. A motion was made to accept last year's meeting minutes and to waive reading them. The motion was seconded and unanimously approved.

Mr. Burdett invited Mr. Wes Miller, the General Manager of River Strand, to speak. Mr. Miller introduced the staff members and department heads that were present at the meeting: Mr. Dennis Colletti from the management company, ICON Management Services, Mr. Nate Griffin, Director of Tennis, Mr. Esteban Herrera, Head Chef, Mr. Jamie McCrosky, Golf Course Superintendent, Mr. Cory Pion, Head Golf Professional, Ms. Nikki Resner, Food & Beverage Manager, Mr. Ed Talman, Corporate Food & Beverage Manager, and Mr. Barry Walburn, Property Manager for River Strand Golf and Country Club.

- I. Mr. Miller gave a report on the Association:
 - 1,006 homeowners
 - 435 single family homes
 - 571 multi-family homes
- II. Mr. Miller gave a report on the Golf Department:
 - Total number of players for 2013 was 65,551 compared to 2012 at 64,128
 - 1st Quarter 2014 total players 23,619 compared to 2013 at 23,553.
 - 1st Quarter 2014 Public play 8%, compared to 1st Quarter 2013 at 17%
- III. Mr. Miller gave a report on the Food and Beverage Department:
 - 48,096 total meals served in 2013
 - 18,769 total meals served in the 1st Quarter of 2014
- IV. Mr. Miller gave an update on some improvements that were made during the past year:
 - Ladies locker room remodeled
 - 24 more chaise lounges and 5 high top tables were added
 - More umbrellas were ordered and are on the way
 - More furniture at remote pools coming
 - New pool table
 - New cleaning crew
 - New designated maintenance worker
 - New plaques in hallway for Club Championships, and hole in one
 - The new development Sanctuary has begun. In addition to a new berm on Port Harbour Parkway
 - Gate access cards being replaced with transponders

- Color coded pass system for guests
- Sanctuary gate closed
- Gate installed at maintenance facility
- Gate installed at cart paths by rear entrance to River Strand
- Neighborhood Watch Committee has been renewed along with the Preservation Committee.
- New Corporate Food and Beverage Manager (Ed Talman)
- New experienced Sous Chef (Manual Paz)
- New Beverage Carts
- Extended Tiki bar hours on Saturday
- Extended Grille Room hours on Tuesday and Thursday
- Added Wine Cabinet
- More Events- Karaoke and Trivia
- Entertainment continues through the Summer
- New LPGA Pro (Jodi Hooper)
- Chelsea Tee-Time System
- New trees on #1 Sanctuary
- Bunker Renovations

V. Homeowner's questions and concerns were taken at this time.

Questions and Answers

Q. How many non-resident memberships are there?

A. 30 members/ non-resident

Q. Are Sanctuary Member being given a \$1,000 membership?

A. No membership granted, they have been given an opportunity to get a better deal than non-resident membership.

Q. How does the golf course plan to accommodate extra members?

A. We have reduced the number of golf members. No outside members at turnover. It helps keep fees down. No outside play if members have booked times 24 hours in advanced.

Q. How do River Strand members reciprocate with Brookside, are they given priority?

A. No, they are treated as public play.

Q. How are financial statements made available?

A. The community is still funded by the developer, and financial statement are not posted but are available upon request.

Q. What is the status of bright house contract?

A. The Brighthouse contract was a bulk service contract entered into by the master association to defer some of the cost for the community infrastructure. The contract is coming to an end in 2015 and there are no current plans to renew the agreement.

Q. Ground cover Indian Hawthorne issues, what are we doing to correct it?

A. We are addressing it with Truscapes, and investigating miss-diagnosis, efforts are in progress to come up with a solution.

Q. Palm trees need to be trimmed at entrances, when will this take place?

A. Trimming scheduled and in the works, this takes place annually.

Q. Who do we go to for landscape issues?

A. Barry Walburn

Q. Pot holes are getting bad, how do we correct them?

A. We need to do a better job of addressing them in a timely manner.

Q. What is the dress code for the clubhouse and golf course?

A. We try to accommodate what the majority of the members want, keeping the attire casual but tasteful. We are trying to make our dress code more inclusive verses exclusive.

Q. Where are we on supervisory personnel for the pool?

A. Discussing options and reviewing budget for next season.

Q. When is the projected time that we will reach the 90% sold out mark for turnover?

A. We are looking at about 2-3 years off.

Q. Can Sanctuary /Social members vote on golf matters?

A. Currently the answer is technically yes. However there is no voting at this time. We have looked into this in the past with the attorneys and will get some more input as we move forward. We can address this in about a year or so as we begin to prepare for transition. We will have a transition committee of homeowners who can assist with this also.

Q. Are we going to have a Tiki Bar at the new pool area?

A. Currently we have one more area yet to develop in the Sanctuary area. Some single family homes as a twin villa type product. Also more Veranda style and Terrace style products. The new amenity will have a 5000 sqft club house. Features will be a fitness center, multipurpose room, resort style pool, with a kids pool area as well. We will also have some tennis courts and pickle ball at the new area. There aren't any current plans to have another Tiki Bar, but plans can change and open for discussion.

Q. What are you building in Heritage Harbour?

A. We are developing a small area for a Coach Home product as well as the installation of the HH master lift station.

Q. Now that the contract with Brighthouse is ending will the Master be looking for a new bulk contract?

A. We will be open to all bidders.

Q. What are the future plans for development at the Marina?

A. We have made a decision not to build the marina. We will be building single family homes behind the Enclaves.

Q. Are you looking for bidders for the empty lots at the marina and Enclave?

A. No we plan on developing that area and completing construction.

Q. What is the number of homes planned for the Sanctuary?

A. Around 400 homes.

Q. What are the plans for the commercial area?

A. The property has changed hands again for the third time. Hopefully this will be the last time. Activity is a good sign.

Q. Can we get lines for the street in River Strand?

A. Let's check into that and get a bid.

With no more questions and business to discuss, a motion was made to adjourn the meeting. The meeting was adjourned at 5:37pm.