

River Strand Golf & Country Club  
2015 Annual Meeting of the Membership

March 24, 2015

Meeting Minutes

The meeting was called to order by David Negip, President of the Board at 4:05pm on Tuesday, March 24, 2015.

It was determined that a quorum of the membership was achieved. River Strand is currently planned for 1868 units. Florida State Statute requires that 30% or greater of the units in the community must be present in person or via proxy for a quorum of the membership to be achieved. The quorum requirement is 561 units represented at the meeting. With the unsold lots that the Developer (Lennar) represents and the number of unit owners in attendance, the quorum threshold was met. The meeting proceeded.

Dan Arens, Property Association Manager for River Strand, provided a notarized letter stating that the mailing of the 2015 Annual Meeting of the Membership had been properly mailed out in compliance with Florida State Statute.

Residents were asked to read through the "draft" version of the meeting minutes from the 2014 Annual Meeting of the Membership. Joe Orlando made a motion to adopt the minutes as written; motion was seconded by Eloise Eckler. By a raise of hands, residents in attendance were asked to vote on approval of the minutes. A majority of residents in attendance raised their hand in favor of approving the meeting minutes. Motion passed.

Patrick Cattnach, General Manager for River Strand was introduced by David Negip and Pat presided over the meeting. A general description of the meeting was then shared with residents. Key management personnel for River Strand were introduced; Corey Pion, Head Golf Professional, Jamie McCrosky, Golf Course Superintendent, Meghan LeMon and Charli Carlson, Administrative Assistants, Esteban Herrera, Executive Chef, Nicole (Nikki) Resner, Food & Beverage Manager, Nate Griffin, Director of Tennis, Tami Prince, Membership & Communications Director, Dan Arens, Matt Koratich and Kasey Dick, Property Managers and Heather Hamilton and Wes Miller from Icon Management Services.

Patrick Cattnach provided the resident with a summary of highlights from 2014. A copy of that report is attached to these minutes.

After providing the report, Cattnach then provided residents with statistics intended to identify a timeline of when the transition from the Developer controlled board to the Resident controlled board might occur. Cattnach stated that there are currently 1868 units available for sale in River Strand; as of March 23, 2015, 1266 units had been sold and closed to residents. Florida Statute states that transition of board control shall occur within 90 days after 90% of the scheduled units (1868) have been closed to end users. That amount would be 1,682 (1868 x 90%). As of March 23, 2015, 1,266 units had closed to

end users; that leaves 416 more units to be closed to meet the threshold requirement. Questions arose as to how long it would take to sell 416 units. Unfortunately, due to the various factors that impact home sales, a specific date when turnover would occur was not possible to determine.

**While waiting for the election ballots to be counted, the Q&A session started.**

Q: It was stated we were at 1200 homes, how many homes are built each year to help determine turnover?

A: Absorbency of home buyers tends to dwindle as it gets closer to completion, unable to provide an exact date.

Q: When will the dead Washingtonian Palms be trimmed?

A: We have approval to trim and are looking at quotes. Washingtonian Palm trimming started in June and were completed in 2015.

Q: Gate on Grand Preserve, is it being taken out and are we putting in one?

A: Yes, three gates are being removed and one "Resident Only" gate would be installed. All visitors would then need to access the community through the manned gate. The installation of the new gate at the entrance of Port Harbour at Grand Estuary Trail has begun. Completion date is yet to be determined. Once completed, the new gate will be "resident only". All visitors and guests will need to access the community through the main gate.

Q: It was mentioned at a RSCCC meeting that you would not impose any fines for violations. How do you plan to enforce the by-laws, we have a lot of renters who are not in compliance?

A: The intent is not to fine anyone, we try to fix without fining. If something gets to an unacceptable level then a fining committee will be put into place. We want to work with the residents first to get them into compliance.

Q: What kind of maintenance do we have in place for washrooms on golf course, the clubhouse needs paint, and the dining room carpet needs replaced. We expect the clubhouse to be taken care of prior to turnover?

A: Clubhouse exterior has been painted this summer. The bathrooms on course will be cleaned more regularly. Interior painting has been done. Carpets are cleaned twice per year, we are aware that they need to be replaced.

Q: Golf memberships show more profit than social, a portion should be allocated?

A: A review will be conducted. The allocation of incomes and expenses for River Strand was completed and incorporated into the preparation of the proposed 2016 budget for River Strand. The allocations were initially prepared by the Accounting firm employed to prepare the corporate taxes for River Strand and reviewed by the Law Firm employed by River Strand.

Q: When will we start having transition seminars?

A: We are a year and a half to 2 years out. We will give you plenty of notice and a transition committee will be formed. Terry Lyons has been busy forming advisory groups of residents to begin looking at all aspects of the community in advance of the transition process. Initial meetings began in early July. Advisory groups have met with department managers to discuss and gain a greater understanding of their operations. Transition Groups provided an update on progress made to date at the River Strand Budget meeting held in November 2015.

Q: There have been changes in the dining room over the last 6 to 8 months. It is required that you have a full dining experience. We would like to have a more casual dining experience that cost less than \$10.00 per entrée?

A: We will re-address what we are offering to make sure members enjoy what we have. Efforts have been made over the summer months and a new more casual dining menu has been implemented for Wednesday evening dining during the summer. To date, response has been good.

Q: The dress code has become very relaxed. We should not allow hats, t-shirts or jeans?

A: We try to include as many as we can. Nice jeans are allowed. No tank tops or swimsuits. The Grille Room is more casual. We will try to watch going forward.

Q: What is happening with the property at the marina?

A: It will have 44 single family homes, construction to begin end of year. 35 lots in marina section.

Q: Will the homes on River Enclave have their own entrance or will people be allowed to come through with their boats?

A: That would be a decision by the owners of those homes, if they wanted to have an access gate at their entrance. The cost would belong to those owners in those sections.

Q: What are people being told in Sanctuary about how long their membership is good for?

A: They are being told that they have a social membership, no golf, and that the social membership is attached to their home.

Q: The Couples Club Championship was cancelled because of another event (Bar Mitzvah.) What is being done about scheduling errors?

A: The Bar Mitzvah event was scheduled a year and a half ago and it was a miscommunication. We are working on another date for the Couples Club Championship. All future events will be scheduled through a centralized calendar. Events will be discussed at the weekly manager's staff meetings.

Q: What is being done to police the Chelsea system in regard to people who don't play and their number being used?

A: Certain people have been identified. The first offense is that an email is sent. Second offense is to suspend Chelsea privileges. Hopefully as the word gets out it will stop. In addition, renters assume the point total. Next year we will run a report at the beginning of the month to get average.

Q: Can you explain the Chelsea Tee Time System?

A: Rolling history of 14 days, the person who played twice gets the tee time before the person who played 10 times.

Q: What is the dress code on the golf course?

A: Collared shirts with sleeves for men; sleeves or collar for women. Shorts should be no more than three inches above the knee. Denim not allowed on the golf course.

Q: Will there be a boat launch for other residents?

A: We will get with Lennar Land to find out. Current plans do not provide for a boat launch in the community.

Q: Clarification requested on the ability to purchase temporary golf memberships?

A: In 2015, no new golf memberships were sold. The board will review each year. We allowed existing annual memberships to renew in 2015, though not allow annual members chose to renew. We did not offer new annual memberships to replace the ones lost.

Q: Cuddy Cove was advertising social memberships were included in River Strand. Are there any other outside areas where this is possible?

A: No, signs were put up erroneously and were removed. Cuddy Cove residents do not have social membership in RS.

Q: Does Lennar plan to do a reserve study to address the items that are wearing?

A: Currently, road, paint and roof reserve schedules are in place. The Association can pay for a reserve study; have to determine how to fund it. The board will review this issue and add the cost to the 2016 budget if a reserve study is warranted.

Q: How come people from Lighthouse Cove can come here to use the pool?

A: We have made it much more difficult for someone outside of River Strand to have access to our amenities. With the assistance of the residents in River Strand, we will continue to address issues related to unauthorized usage of the amenities within the community.

Q: Our food is delicious but the service timing takes too long and needs to be fixed?

A: We send an annual survey and encourage people to respond to it to determine what areas need adjustment. New menus are created periodically throughout the year. The issues related to cook times

will be addressed in the creation of the menu items. Changes have been made with the personnel in the kitchen in 2015 with the anticipation that quality will improve, that timing will improve and that more variety of food items will be offered.

Q: Ice machines at other places instead of clubhouse?

A: Cost analysis is being done. During the summer months, ice/water stations were installed at each of the three bathroom rest shelters located on the golf course. Ice machine is also at the tennis courts.

**Results of Election: 212 votes tallied and Terry Lyons has been selected as the First River Strand member to the Board of Directors. He will join other Lennar Board Members and an organizational meeting will be held in the near future to determine officers.**

The meeting was adjourned at 5:50 pm.