



## River Strand Golf & Country Club

### 2016 Annual Meeting of the Membership

#### Questions and Answers

March 28, 2016

#### Meeting Minutes

Draft Version

Q: It was stated we were at 1505 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. At year end 2013 – 944 homes sold; 2014 – 1219 homes sold; 2015 – 1481 homes sold.

Q: The new resident access gate at the intersection of Port Harbour has been installed; when will it be operational?

A: The gate access is intended to be operational by the end of March, 2016. The call boxes and barrier arms/motors will be removed from the entrances at Heritage Sound Drive, Grand Preserve Cove and at the northern end of Grand Estuary Trail. Guests and vendors will be required to access the community exclusively at the manned gate at 150 River Strand Boulevard. Signs will be ordered and placed at the secondary "resident access only" gates directing guests and vendors to proceed to the manned gate.

Q: What is the background on the new F&B Manager?

A: The new manager is Wendy Wallace. Wendy has been in F&B management for many years, working for Club Corp for 10+ years opening a number of clubs while under their employ. More recently, Wendy worked as the F&B Manager at the Bradenton Yacht Club and for the Kohler company at their resort facility in southern Wisconsin.

Q: Does Lennar plan to do a reserve study to address the items that are wearing out? This question was posed at the 2015 annual meeting.

A: Currently, road, paint and roof reserve schedules are in place. A Resident Transition Group will be established soon to begin looking into a Reserve Study. Terry Lyons will keep the community updated on progress made in this area.

Q: There is currently a post installed at the entrance to the pedestrian/golf cart bridge on Heritage Sound Drive. Can it be removed once the new resident gate is operational?

A: The post will be removed once the new gate is operational.

Q: When does the Budget (Financial) Transition Group meet?

A: The Financial Transition Group meets the 4<sup>th</sup> Tuesday of each month at the Community Center.

Q: There have been a number of “Doggie” stations installed in the last few months, which are great. Will there be more?

A: The usage at each station will be monitored for the purpose of determining usage and additional stations may be added based upon usage patterns.

Q: What will be done for the backup that will be created when all guests/vendors are required to use the manned entrance only?

A: Residents will need to alert the manned gate and/or update the gate access system to input preferred guests and vendors. This will help expedite the check in process. While there may be some inconvenience, it is believed that the overall improvement related to access control will be much better.

Q: Can River Strand maps be made available at the main entrance?

A: Yes.

Q: What is the program for replacing sand in the bunkers on the golf course in River Strand?

A: Sand is added to bunkers each year, some bunkers needing more sand due to more usage. Bunkers have also been repaired where drainage issues have become evident. To replace the current bunker sand for all 27 holes would cost around \$500,000.

Q: Traffic on Grand Estuary Trail often exceeds the posted speed limit, what is being done to control that?

A: Reminders will be included in the monthly newsletter. Additional areas to consider would be speed bumps, speed humps, rumble strips and installing a traffic sign that displays the speed of vehicles as they pass the sign.

Q: Many of the greens on the golf course are unfair with golf balls rolling into hazards. Why can't the collars of the green be grown up enough to stop the golf ball from going into the hazard?

A: During the summer months a conscious effort is made to grow the collars up for the very reason mentioned. Efforts to date are not working, primarily due to the volume of traffic that uses the golf course. Attention will again be given to increasing the amount of grass and maintaining a height of grass that will keep the golf balls from rolling into hazards.

Q: Are residents being charged for using the Activity Room at the Community Center?

A: If a resident desires to host an event or activity for a specified number of people, then a fee is charged because the event or activity is considered private. For events or activities that are open to all residents of River Strand, there is no fee applied

Q: Grand Estuary Trail is a narrow road with no current consideration made for bicycle traffic. Many roadways include striped off areas on the outside of roadways that are intended for bicycle usage. Are there plans for widening the roadway on Grand Estuary Trail?

A: There are currently no plans to widen the roadways that would allow for bicycle lanes to be installed.

Q: Will there be an outside water fountain added at the pickle ball courts?

A: Currently, there is no plans for adding a water fountain, but the issue will be researched in order to determine what needs to be done to add a drinking fountain.

Q: A question was asked of Lennar regarding the need to add more bathrooms at the tennis center. Current bathroom setup is inadequate for the demand requirements of tennis players.

A: Lennar agreed to look into the issue.