

River Strand Property Management Committee

Meeting Minutes November 28, 2017

Opening

The November 28, 2017 meeting of the River Strand Property Management Committee was called to order a 9:30 a.m. on November 28, 21017 card room at River Strand Country Club by Paul Martin Committee Chairperson.

Present

Paul Martin, Don Smith, Bill Capresecco, Tony Digiannattonio, John Caracciola and Board Laison Eddie Hicks. Also present were Directors Anita Tierney and Mike Fisher and several members from the community.

Approval of Agenda

The agenda was unanimously approved as distributed.

Approval of September, 2017 Minutes and minutes from workshops involving Landscape contracts.

Minutes of the previous meetings and workshops where approved.

Landscaping

Bill Capresecco led a discussion on the contracts that the committee reviewed over the last 90 days. The work was presented to the Board for consideration and the Board approved the committee's recommendation at their November Board meeting. Several questions were asked by residents about services. The contracted services were explained to the residents and how they can go about resolving any issues that they have with the services received.

Bulk Cable

Tony led a discussion on how to move forward with the bulk cable.

It was reported that Resolution 17-8 was not taken to the Board for consideration but the committee was directed by Board leadership to operate with the understanding laid out by Resolution 17-8.

Resolution 17-8

- 1: Allow property management committee (PMC) to gather all available information from Spectrum related to potential bulk cable contract.
- 2: Allow PMC to gather, from other associations that have bulk cable providers/vendors to be used for comparison with the Spectrum contract.
- 3: Allow PMC to gather information from other bulk cable providers/vendors to be used for comparison with the Spectrum contract.
- 4: Allow PMC access to all old /previous contract from all currently contracted vendors/providers.
- 5: Allow the PMC Chair and PMC team member in charge of information gathering for each contract to be included in the contract negotiations.
- 6: Allow the PMC Committee to recommend and present to the board their findings.

A number of questions were brought forward by attending residents and Director Tierney about Spectrum services. Tony answered their questions. It was decided that Property Management will be directed by the Committee's Board Liaison to put together what residents can expect from Spectrum services for the bulk contract and what additional services can be purchased from Spectrum Services.

Aquaterra

Paul Martin indicated that some additional information was gathered about Aquaterra including billings and contracts with Aquaterra. Additional investigation will continue on this contract. He indicated he hoped to get a tour of the Utilities facilities.

Old Business

Don Smith and John Caracciola presented information on the fountain that has been approved for installation in the lobby of the Club House.

Lakes and Ponds

Don reported on the conditions of the Ponds. It was reported that Resolution 17-7 was not taken to the Board for consideration but the committee was directed by Board leadership to operate with the understanding laid out by Resolution 17-7. Paul and Don will meet with Property Management to get reporting recorded for Historical tracking.

Resolution PMC 17-7

Below is an addendum to the recently approved contract extension with Pond Professional, LLC. The Property Management Committee requests Board approval for ICON to implement with this vendor.

1. Pond Professionals LLC will create a customized Quarterly Service Report. The form will list every Lake, Pond and preserve area under contract. It will be a continuous “live” document reflecting frequency of inspections and vegetation controlled / treated. The objective is to facilitate monitoring for both parties and to complement the process defined below.
2. Process: A quarterly drive by of ALL lakes, ponds and preserve areas with a Pond Professional, LLC and Riverstrand representative (ICON and / or PMC member) will be performed. A resulting opportunity areas listing would result. Pond Professional2, LLC will comment on treatment (4 paragraphs) in a format that may be published in the following Riverstrand newsletter.

The contracted services were explained to the residents and how they can go about resolving any issues that they have with the services received. The residents in the Sanctuary are experience debris in the pond surrounded by new construction. They were instructed on how to report these issues to Property Management and if the issue is not resolved to let their RS Board know.

The next Property Management Committee meeting is to be determined.

Adjournment

Meeting was adjourned at 11:10ap.m. on November 28, 2017.

Minutes submitted by: Paul Martin