

River Strand Property Management Committee

Meeting Minutes September 5, 2017

Opening

The September 5, 2017 meeting of the River Strand Property Management Committee was called to order at 3:03 p.m. on September 5, 2017 in the card room at River Strand Country Club by Paul Martin Committee Chairperson.

Present

Paul Martin, Don Smith, Bill Capresecco, Tony Digiannantonio, John Caracciola.

Approval of Agenda

The agenda was unanimously approved as distributed.

Approval of July 25, 2017 Minutes

Minutes of the previous meeting were approved.

Lakes and Ponds

Don reported on the conditions of the Ponds. It was mentioned that Resolution 17-7 was rejected at this point and should be brought up again at the time of a new RFP for the Lakes and Ponds

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.

Landscaping

Bill Capresecco led a discussion on the RFP reviewed by the committee from outside vendors. It was decided Bill would seek authority from our Board Liaison to move forward with the outside vendors and negotiate the best deal available and present a recommendation to the board on how to move forward.

Bulk Cable

Tony led a discussion on how to move forward with the bulk cable. The committee feels strongly that we could negotiate a better deal than the current one that we have in place with Spectrum. Since the committee does not have the authority to negotiate it was decided that we will gather some additional information about what other communities are getting for their bulk cable contracts and then present this along with the current highlights to the Board. We hope to show that this is an issue that should be addressed for the benefit of all homeowners at River Strand.

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.

Resolution 17-8 was presented and passed.

Club House

Don Smith and John Caracciola presented information on fountains that can be located in the lobby and outside. They also presented information gathered by Icon Management about seating in the lobby. The committee after reviewing the information fully supported the proposal on the water fountain in the lobby.

Aquaterra

Paul Martin indicated that some additional information was gathered about the billings and contracts with Aquaterra. Some additional information is being gathered and further presentation will be made at future committee meetings.

New Business

John Caracciola presented a project that the Food and Beverage Committee was working on at the club pool and Tiki Bar. The information was reviewed and support was given to the project.

Next Property Management Committee meeting to be determined.

Adjournment

Meeting was adjourned at 5:00 p.m. on September 5, 2017.

Minutes submitted by: Paul Martin

Approved by: [Name]