

RIVER STRAND
COMMUNITY COMPLIANCE COMMITTEE MEETING

January 13, 2017
River Strand Golf & Country Club
7155 Grand Estuary Trail, Bradenton, FL 34212

MINUTES

- I. The Committee Meeting of the River Strand Community Compliance Committee was held January 13, 2017 at 4:30 p.m. at River Strand Golf & Country Club, 7155 Grand Estuary Trail, Bradenton, Florida to conduct the business of the Association.

Call to Order: The meeting was called to order at 4:40 p.m. by Chair, Bob Walsh.

Determination of Quorum: Quorum was established.

Committee Members Present:

Lance Dunne, Steve Shutt, Lance Dunne, Phil Lahm, Scott Hancock, Boyd Klofenstine, Larry Littman, Bob Walsh, Tom Smola, and Janice McLeod

Alternate Members Present: Alan Sukoneck, Anne Beaton, Mark Rodo, Glenn Bullard, Richard Brettle, and Linda O'Brien.

Others in Attendance: Sean Fitzer, Terry Lyons, and several guests

Proof of Notice: Notice was sent to residents electronically this month as well as posted on bulletins and the RS Club and Community Center.

Approval of Minutes: A motion was made to approve the Minutes of the December 20, 2016 RSCCC meeting, seconded and passed.

Shaun Fitzer distributed his Manager's Report and explained each item on the report.
(See attached)

RIVER STRAND GOLF AND COUNTRY CLUB
Compliance Committee
Management Report
12/20-1/9

Transfer Memberships:

- 1) Management has created a comprehensive policy of all aspects of the process of transferring a membership. A copy of which is attached at exhibit A
- 2) Over 200 identification cards were issued during the 1st week of January
- 3) A suggested letter to be sent to anyone advertising their unit for 30 days has created and is attached as exhibit B. The process would be to review the VRBO and Airbnb web sites at least 1X per month and send this notice to anyone holding out there unit for less than 30 days.

Important Items from Daily Activity Report thru 1/6:

- 1) 49 tickets issued for street or evening pool area parking
- 2) 5 control access issues – usually reports of people piggybacking into the community
- 3) 5 reports of issues at the clubhouse
- 4) 3 reports regarding fishing
- 5) Gate arm to guest access main gate broken on 1/3
- 6)Hinge on exit gate from Grand Estuary Broken

Open House Policy (calendar of compliance attached):

- 1) There were no open houses on the weekend on the 24th or the 31st
- 2) On the weekend of the 7th – there were 3 realtors whose signs were removed and they were explained the open house procedure
- 3) Post orders for guard in the future to include posting a sign at the guard house stating that there are open houses today and ask for the information sheet *(Shaun will review procedures with guard. Shaun is working on a sign for the window of the guard house)*

Speed Signs:

The following is from the information from the traffic signs:

Grand Estuary: average volume was 1487 with 1465 of these within the speed limit and 22 within 10 MPH of the limit none were registered as more than 10 MPH over

Heritage Preserve: average volume was 1068 of which 361 were under the limit 562 were within 10 MPH, 137 were 10 MPH over, and 8 were more than 20 MPH over the limit

We have been authorized to purchase stop signs for the intersection of Willowshire and Heritage Preserve. Residents gate only signs have also been ordered for the 3 unmanned gates. *(The signs arrived today. Shaun will try to get them installed in the next week. "Residents Only" signs will be installed. Reported that Fed Ex is using resident gates to enter subdivision)*

- 1) Issued reminder to 6413 Willowshire regarding basketball hoop. Owner agreed to donate item if not sold by 1/18/17. *(Shaun will follow up on this)*
- 2) Notice sent to 6923 #104 for drunken cart driving

- 3) Every 2 weeks review all parking tickets for repeat violations and do background on license plates. Create letter for owners in violation – have talked to roving about upgrading tickets to include information on section 5.13 of the Heritage Harbour documents which governs parking
- 4) Background on license plates of cars of people who have been fishing
(Bob Walsh added that if you see something suspicious or wrong, call Sheriff's Dept. or 911.)

**Notes in red are comments added at the meeting when going over the Manager's Report.*

Parking: It was reported that there are not enough parking spaces available. Some people are parking in “handicapped” spaces that do not have handicapped access. It was also reported that there are no signs that say “no overnight parking”. One of the satellite pools needs definite signage that designate pool parking from residence parking.

A motion was made to include Shaun Fitzer's Manager's Report as part of the RSCCC Minutes. Motion was seconded and approved.

Old Business:

Pool Signs: Shaun is getting bid/prices for pool signs

Use of Amenities for Personal Business: Shaun reported there was nothing to report on a legal opinion of this issue. He is contacting all people conducting business on RS premises for their proof of insurance and business license.

Discussion: Bob Walsh reported that additional parking at Sanctuary Meeting Facility that David Negip had promised has not been added.

Discussion: Signage to be courteous in using cell phones in the fitness centers

New Business:

Rental Policy Complaint: Shaun is checking rental ads. L He has a letter to send to owners that have ads that violate the 30-day rental policy. There was discussion as to whether owners can advertise for less than 30 days even though they comply with the actual 30-day rental policy.

Review Violation Log: Members were given a list of current violations. Discussion followed.

Discussion: Carry ID with you when on premise.
Different colored ID cards being checked into for identifying renter from owner/resident.

Discussion: Pedestrian gates will be installed with ID entrance. Gates need to have infrastructure in place first.

Discussion: The walking bridge that extends to Grand Estuary Trail is closed because of damage. It was suggested that notification be sent to the residents.

Discussion: Shaun reported that an arborist will be at RS looking at dead trees on Grand Estuary Trail. He asked committee and guests to let him know of other dead trees in the community.

Discussion: Speeding in parking lots.

Discussion: Trees obstructing the view at intersections. FPL trims trees around their lights. Other lights belong to RS. It is RS's responsibility to have trees around their lights trimmed if they feel it is needed.

A motion was made to adjourn the meeting, seconded, passed at 5:58 p.m.

Submitted by:
Janice McLeod