

## RIVER STRAND

### COMMUNITY COMPLIANCE COMMITTEE MEETING

February 14, 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 4:30 p.m. by Chair, Bob Walsh.

**Determination of Quorum:** Quorum was established.

**Committee Members Present:**

Steve Shutt, Scott Hancock, Boyd Klofenstine, Larry Littman, Bob Walsh, and Janice McLeod (if others present, they were not on "sign-in" sheet)

**Alternate Members Present:** Alan Sukoneck, Anne Beaton, 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 January 13, 2017 RSCCC meeting, seconded and passed.

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

*Management Report*

*1/9-2/6*

***Transfer Memberships:***

- 1) During the first week of February we issued over 300 membership cards (this does not reflect individual residents, but individual cards)*
- 2) A report was made to management regarding the use of a membership by persons not residing in River Strand. The owner was contacted and the membership transfer was rescinded.*

*Important Items from Daily Activity Report thru 2/6:*

- 1) 54 tickets issued for street or evening pool area parking*

- 2) 9 control access issues – usually reports of people piggybacking into the community
- 3) 5 reports of issues at the clubhouse (Discussed issue of alarms going off)
- 4) 4 reports regarding fishing
- 5) 21 reports
- 6) Hinge on exit gate from Grand Estuary Broken

**Open House Policy (calendar of compliance attached):**

- 1) Have been visiting the property on most Saturday afternoons and each Sunday for the past 6 weeks
- 2) The weekend of the 4-5 did my drive thru between 1:30-2:30 PM there were no violators

**Speed Signs:** The speed signs were moved to new locations on January 24

The following is from the information from the traffic signs:

**Grand Estuary**

**Heritage Preserve:**

**Compliance issues:** See updated Violations Report

**Old Business:**

**Personal Golf Cart Parking:** Rule says no private golf carts on River Strand property. Shaun is putting a note on carts of violators. People are driving carts up behind the club and parking near the Tiki Bar.

Discussion of golf carts on sidewalks.

**Pedestrian Gates:** Envera has installed boxes on all sidewalk gates at unmanned gate entrances, but they are not activated yet. Shaun will program times for the gates to not be locked for school children getting off buses.

**Speed Sign Update:** (This can be found in the Manager's Report)

Shaun said he does not know if Lennar is moving forward to add a paved parking lot. People are parking in the street around Community center.

**Rental Update:** RS is requiring more leasing agreement forms from people. Need some kind of agreement when the case is that the owner is just letting someone stay in their unit for free.

Discussion on tracking people staying in residences/rentals.

**Use of Amenities for Private Business** (not on the Agenda): Shaun said he has not gotten a legal opinion at this time. He is keeping track of vendors that use the property. He is getting license and insurance information. Bob Walsh asked Shaun to act on the situation.

**New Business:**

**Double Parking in Club Parking Lot:** Discussion

**River Strand Residence Use Only Signs:** Shan has had complaints of people coming in and using the property at Sanctuary. He wants to get some signs saying "For Use of River Strand By Residents Only."

**Improper Transfer of Membership Rights:** (See Manager's Report)

Bob Walsh announced that Boyd Klofenstine is resigning from the Compliance Committee. Bob thanked Boyd for his service on the committee.

A motion was made to appoint Ann Baeton from alternate member to a regular member of the Compliance Committee. The motion was seconded and passed.

Shaun reported that the bridge has been repaired. The header beam was rotten and has been replaced.

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

.A motion was made to adjourn the meeting, seconded, passed at 6:26 p.m.

Submitted by:

Janice McLeod