

**RIVER STRAND**  
**COMMUNITY COMPLIANCE COMMITTEE MEETING**

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

**MINUTES**

1. The Committee Meeting of the River Strand Community Compliance Committee was held June 13, 2017 at 4:04 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 4:04 p.m. by Chair, Lance Dunn.

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

**Committee Members Present:**

Lance Dunn	X
Stanley Nachimson	X
Anne Beaton	X
Richard Brettle	X
Linda Carifo	X
Karen Dimsey	X
Larry Littman	X
Linda Obrien	X
Paul Peyser	X
Tom Smola	X

**Others in Attendance:** Anita Tierney, Liaison of the Board of Directors (via phone), Shaun Fitzer, Community Manager, approximately 5 other members of the community

**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:** Several changes were made to the minutes which were approved as amended.

**Final disposition of issue with member who was disruptive at the golf pro shop.**

The BOD changed our recommended sanction on the member. The final disposition thru the fining committee was that the member will be removed for this year from all golf committee positions, and will be prohibited from using the River Strand golf facilities for 30 days.

**Suggested changes to RS Rules from previous committee meetings –**

The previous RSCCC had created several recommendations for changing or clarifying the River Strand HOA rules. We discussed several of these:

1. Flags – the intent was to clarify how additional flags to be displayed by homeowners, while staying in compliance with Florida law

“Several River Strand (RS) residents have suggested that the current flag restrictions be revised to make them more lenient and resident friendly. The River Strand Community Compliance Committee (RSCCC) selected a mini-committee to come up with possible changes to these rules. After reviewing the 2015 Florida Statutes and taking a survey of a small sample of residents, the following are the suggested rules for flags

Flag Restrictions at River Strand

- There shall never be more than two (2) flags on any property in RS.
  
- The homeowner may further display in a respectful manner from that flagpole, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, one official United States flag, not larger than 4 1/2 feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, or Coast Guard,

or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag

- Seasonal and Welcome flags, of good taste, are allowed
- Sports team flags are allowed, the day before, the day of and the day after the team's game.
- NO political flags or flag of other country are allowed.
- The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, in the county or municipality in which the flagpole is erected. The location and setback must be approved by the RS Architectural Review Committee (ARC). No flags nailed or taped to a wall are allowed."

**Motion to allow flags of other countries to be displayed at the same conditions as the US flag. Motion defeated.**

**Motion to adopt restrictions as stated. Motion passed. Adopted language will be sent to the BOD for approval.**

## **2. Holiday/Seasonal Decorations**

"Traditional Holiday decorations (i.e. Christmas, Hanukkah, Kwanza) can be displayed after Thanksgiving and remain up until one week after New Years. All other Holiday/seasonal decorations may be displayed up to seven (7) days in advance of the Holiday, and should be removed within three (3) days after the holiday has concluded."

**Motion to accept language as written carried. Adopted language will be sent to the BOD for approval**

3. Parking – intent was to clarify that off street parking is permitted during the day.

“Vehicles are allowed to park on the street in front of the property they are associated with, for no more than 4 hours only between the hours of 8 am and 6 pm. No vehicles shall be parked in the subdivision except on a paved driveway or inside a garage at any other time. No commercial or restricted vehicles shall be parked overnight in the subdivision unless inside a garage. No maintenance or repair of any boat, watercraft, aircraft or vehicle shall be permitted upon any lot except within an enclosed garage. The restriction on vehicles contained in this section shall not apply to vehicles of vendors of residents and or trailers utilized by builders in connection with construction work in the subdivision.

Should there be multiple vehicles visiting a residence (e.g. for a party or meeting) the best procedure is to email the property manager to let him know that for a specific date and time period, vehicles will be parked on the street.”

**Motion made to delete the language about a 4 hour maximum parking time. Motion carried.**  
**Motion made to accept the revised proposal for boats and vehicle parking. Motion carried.**  
**Adopted language will be sent to the BOD for approval.**

RVs will be allowed on the property for the purpose of loading or unloading. Specific arrangements must be made with the property manager ahead of time for an appropriate location.

4. Trash container language

“Lot Owners shall keep their Lots free of trash, refuse, junk, litter, and debris. Lot Owners shall place all garbage, trash, and other refuse in sanitary trash containers. For the purpose of this section a trash container is defined as a metal or rigid plastic container with a lid able to hold several plastic garbage bags. Containers shall not be placed along any Neighborhood Road or Community Road except on the morning scheduled for refuse collection. Containers shall be removed promptly, along with any debris, after collection. Either Developer or the ARC may require the use of standard containers for the collection of garbage, trash, and other refuse”

**Motion made to adopt language as written. Motion carried. Adopted language will be sent to the BOD for approval.**

**Approval of Scope and Duties of the RSCCC** – Our BOD liaison had created a document for committee review. We made some editing changes to the document but were only able to review about half of it. Further discussion will be held at the next meeting (note – it was suggested later that Paul Peyser look at the document and submit changes for the committee to review at the next meeting).

Mr. Fitzer presented the following Manager's Report:

RIVER STRAND GOLF AND COUNTRY CLUB  
Compliance Committee  
Management Report  
5/7-6/11

**Membership Cards/Pedestrian Gate access:**

- 1) During the period we issued \_\_\_ membership cards
- 2) There were issues with the mechanical equipment that controls the pedestrian gates that has now been corrected. We have issued about 20 cards that are distinguishable as being only for the gates by color

**Important Items from Daily Activity Report thru 6/11 (note there was an extra week in this period):**

**Tickets Issued:** 68 prior month was 53

**Access Control:** 12 prior month was 7 – most reports of piggy backing or denied access at gate

**Clubhouse/Pool:** 5 prior month 6 – primarily evening swimming

**Equipment issues:** 19 prior month was 17 – issues include emerge guest system slow downs, lights bulbs, and gate malfunctions

**Safety issues:** 2 speeding issues prior month 4

**Emergency Entrance issues:** 10, prior month 12

**Fishing:** 3, 3 in prior month

**Alarms:** 5 at main clubhouse

**Open house policy:**

Enforcement drivethrus on: 5/14 none, 5/21 none, out of town 5/28, 6/4, 6/11 – 2 issues on winding river and sign removals on Quiet creek and marshview terrace

**Speed Signs:** Speed signs were moved on April 26<sup>th</sup> to opposite side of road from where the following information is gathered:

From 5/12-6/11 Heritage Preserve Run:

up to	up to	up to	over	total
25	35	45	45	
15,468	5,164	30	5	20,667

From 5/12-6/11 Quiet Creek

up to	up to	up to	over	total
25	35	45	45	
15,385	3,803	38	5	19,231

Compliance Issues: Date Range: 3/16-4/7					<b>Notes</b>
Date	Address	Issue	<b>Status</b>		
			Open	Closed	
16-Mar	PEYSER FED EX	report reckless driving	X		no identifying information/contact to Fed ex no new information
21-Mar	6442 DOG NOISE	Report dog on patio barking at night		X	/complaint withdrawncontacting reporting party no new issues
23-Mar	8308 GE 101 MUNRO	Animal on golf course		x	spoke with offender/sent letter/followup w complainant 4/11/no repeat
24-Mar	SHIVELY THEFT AT TIKKI	Cash missing from purse		X	Video from estimated time period reviewed no evidence/withdrawn
28-Mar	SOLICITATION WESTFALLS	Flyers on doors		x	Company called told not to repeat violation/no repeat
29-Mar	6772 UNLEASHED DOG	Unleashed dog		x	spoke with offender/follow up with complainant 4/10/no repeat
29-Mar	6860 WILD LAKE YARD PARKING	Car parked in yard		x	spoke with offender/complaint withdrawn
29-Mar	SOLICITATION AQUABLAST	Flyers on doors		x	spoke with offender/no repeat
30-Mar	7015 RIVER HAMMOCK RENTER	owner admits to renter without notice	X		notice sent to offender
31-Mar	6688 WILLOWSHIRE TRAILER	moving trailer on driveway overnight		X	permission from condo association
31-Mar	6741 ROOKERY DAMAGED CAR	undriveable car parked on driveway		X	car removed
5-Apr	7803 GE CAR WITH EXPIRED TAG	expired tag on license plate		x	spoke with offender/car removed
5-Apr	GOLF CART VIOLATIONS LOG	personal golf carts parked on golf course facility	x		posted notices on carts
5-Apr	HERITAGE SOUND TREE REMOVAL	ARC violation		X	inspected property, prior ARC approval
10-Apr	7609 HERITAGE GRAND	Owner abusive to staff	X		notice sent to offender
Date Range: 4/8-5/7					
Date	Address	Issue	<b>Status</b>		
			Open	Closed	
14-Apr	8105 Grand Estuary	speeding		x	email sent to owner regarding red corvette no response
14-Apr	9023 Heritage Sound	tree damage		x	owner cut oak tree to a stick/owner responds that this was just maintenance and will replace if tree dies
17-Apr	247 River Endlave	tree damage		x	owner cut oak tree/owner had ARC and has planted replacement tree
17-Apr	303River Enclave	tree damage		x	owner cut tree-email not responded
26-Apr	7015 River Hammock #402	Rental w/o approval		x	complaint of multiple people in unit/owner responds that only approved parties are in unit
26-Apr	7019 River Hammock #206	Improper Transfer		x	unit was sold on 3/17 subsequent to issue before decision
27-Apr	UPS Driver	reckless driving		x	contact to UPS
29-Apr	6860 Wild Lake	Car parked on street		x	car parked in front of home/no tickets in log/complainant withdrawn
1-May	8205 grand Estuary Trail #102	Improper rental		x	Attempt to access property by party claiming to have rented for 3 days/no response to email to owner
5-May	8008 Grand Estuary Trail #102	Rental to more than 1 unrelated party		x	Notice received from Coach Homes I - investigation ongoing no report available
7-May	6914 Quiet Creek	Parking on street		x	Multiple cars parked in front of home/tickets issued
Date Range 5/8-6/11					
Date	Address	Issue	<b>Status</b>		
			Open	Closed	
12-May	423 Grand Preserve	trash can out	x		second complaint - no response
17-May	7155 Grand Estuary Trail	illegal parking		x	black truck parked overnite at club- truck towed
	7014 Grand Estuary	trash out-no container	x		no response
	7009 #102 Grand Estuary	trash out-no container	x		no response
	6929 Grand Estuary	trash out-no container		x	responded has purchased a container
	6924 Grand Estuary	trash out-no container		x	responded has purchased container
	7018 Grand Estuary #104	trash out-no container		X	responded has purchased a container
18-May	6914 Quiet Creek	parking on street	x		spoke with owner moved cars to clubhouse
21-May	216 River Enclave	exterior painting w/o arc application	x		application received but job completed
21-May	8607 River Preserve	exterior painting prior to ARC approval	X		painting completed prior to approval
5-Jun	502 Grand Preserve	trash can out	x		spoke with property manager claimed that container was being disposed of

(End manager's report)

The following actions were taken by the committee

For the two homeowners who painted without ARC approval:

**Motion to recommend fining each homeowner \$50 for failing to follow required procedures either wholly or in part. The fine is independent of whether or not the color selection would have been approved by the ARC after its full consideration.**

**Motion passed.**

For the speeder on April 14:

**Motion to recommend a \$75 fine. Motion passed.**

The next scheduled meeting of the RSCCC is scheduled for second Tuesday of July.

**There being no further business,** the meeting was properly adjourned at 7:10PM.

Respectfully submitted,  
Stanley Nachimson  
Vice Chair/Recording Secretary  
RSCCC