

**RIVER STRAND
COMMUNITY COMPLIANCE COMMITTEE MEETING**

**July 11, 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	
Linda Obrien	X
Paul Peyser	X
Tom Smola	

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: Postponed till next meeting because minutes were not distributed to the committee prior to the meeting

Mr. Fitzer presented the following Manager's Report:

RIVER STRAND GOLF AND COUNTRY CLUB
Compliance Committee
Management Report
6/12-7/8

Membership Cards/Pedestrian Gate access:

1. During the period we issued 75__ membership cards
2. Multiple electrical issues at the pedestrian gates have been addressed to secure gates

Important Items from Daily Activity Report thru 7/8 (note there was one less week in this period):

Tickets Issued: 80 prior month was 68

Access Control: 8 prior month was 12 – most reports of piggy backing or denied access at gate

Clubhouse/ Pools: 5 prior month 5 – primarily evening swimming

Equipment issues: 13 prior month was 19 – issues include emerge updates, and barrier arm issues

Safety issues: 5 speeding issues prior month 2

Emergency Entrance issues: 12, prior month 10

Fishing: 9, 3 in prior month

Alarms: no alarms this month, 5 at main clubhouse

Open house policy:

Enforcement drive thrus on: 6/17,6/24 – 2 on River Enclave, 7/1 - 7/8- 1 quiet creek

Speed Signs: Speed signs were moved on April 26th and are still in same location planned move further up Heritage Preserve run from location near Wild Lake intersection

From 6/12-7/8 Heritage Preserve Run:

up to	up to	up to	over	total
25	35	45	45	
10,786	2,374	44	9	13,210

From 6/12-7/8 Quiet Creek

up to	up to	up to	over	total
25	35	45	45	
14,174	4,894	36	7	19,111

Starting in the new period the status reporting on the following report is changed from stating open and closed to indicating if an owner has responded to the complaint.

Compliance Issues:		Status		Notes
Date	Address	Issue		
Date Range: 3/16-4/7				
			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 withdrawn contacting 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	undrivable 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 facilities	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				
			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 Enclave	tree damage	x	owner cut oak tree/owner had ARC and has planted replacement tree
17-Apr	303 River 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 1 - investigation ongoing no report available
7-May	6914 Quiet Creek	Parking on street	x	Multipel cars parked in front of home/tickets issued
Date Range 5/8-6/11				
			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 Endlave	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
Date Range 6/12-7/				
			Owner response	
			Yes No	
21-Jun	216 River Endlave	Exterior paint with no ARC	x	application made, owner made to repaint trim, owner complies
21-Jun	104 River Endlave	Pool installation with no ARC	x	owner assumed vendor had applied vendor apologizes submission made
21-Jun	123 Winding River	Short term rental	x	owner responds that he will talk with rental company
26-Jun	7609 Heritage Grand	Personal cart in golf course area	x	cart parked in driving range area
27-Jun	428 Grand Preserve	Garage open	x	owner responds will take care of issue
28-Jun	110 Winding River	Short term rental	x	owner responds and admits to rental says was a one off issue
28-Jun	7121 River Hammock #201	Short term rental	x	guard reports short term rental admission
29-Jun	7121 River Hammock #207	Short term rental	x	owner responds that this is a relative utilizing home
5-Jul	7121 River Hammock #404	Short term rental	x	owner responds that it is her and her family staying in unit
5-Jul	8309 Grand Estuary Trail	Short term rental	x	short term rental
5-Jul	8403 Grand Estuary Trail 205	Short term rental	x	no email on file
5-Jul	6929 Grand Estuary Trail #101	Trash out/possible rental	x	incorrect address
6-Jul	6929 Grand Estuary Trail #104	Trash out/possible rental	X	short term rental and trash out

We discussed fines for outstanding violations. General guidelines is that a first offense of a procedural rule would cause a \$50 fine, other violations to be decided on a case by case basis.

104 River Enclave – No ARC filed prior to starting pool. Motion – Failure to apply to Arc for pool project warrants a fine of \$50. Motion carried

123 Winding River , 110 Winding River , 7121River Hammock 201- Motion made to fine each of these homeowners \$50 for lack of paperwork and \$150 for short term rental.

207, 404 No action based on response from homeowners.

7609 Heritage Grand parking cart in golf course area – Fine \$50 to 7609 Heritage Grand for personal golf cart parked in the golf course area.

Sam presented on rentals with over 100 listings on VRBO and AirBnB with less than 30 day rental offers. She has done an extraordinary job looking at web site rental advertisements and identifying actual owners who appear to be violating the 30 day minimum lease requirements.

Motion made to form a Subcommittee to look at the short term rental issue. Chaired by Sam Pearce,, Stanley , Paul, Linda agreed to participate. Sam's participation must be approved by the BOD because she is not a member of the Compliance Committee.

The next scheduled meeting of the RSCCC is scheduled for second Tuesday of August

There being no further business, the meeting was properly adjourned at 5:54 PM.

Respectfully submitted,
Stanley Nachimson
Vice Chair/Recording Secretary
RSCCC

