

RIVER STRAND
COMMUNITY COMPLIANCE COMMITTEE MEETING

Oct 10, 2017
River Strand Golf & Country Club
7155 Grand Estuary Trail, Bradenton, FL 34212

MINUTES

The Committee Meeting of the River Strand Community Compliance Committee was held October 10 at River Strand Golf & Country Club, 7155 Grand Estuary Trail, Bradenton, Florida to conduct the business of the Association.

1. **Call to Order:** The meeting was called to order at 4:02 p.m. by Chair, Lance Dunn.
2. **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
Samara Paice	X
Paul Peyser	
Tom Smola	X

Others in Attendance: Anita Tierney, Liaison of the Board of Directors, 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.

3. Approval of Minutes:

Minutes of the previous meeting were approved

Suggestion to change time or day of the meeting to accommodate Tuesday events.

Motion made to change starting of the meeting to 3:30 pm. Motion approved.

Motion made to second Monday of the month at 3:30. Motion approved.

4. Guest member comments:

OLD BUSINESS

5. Report from Community Manager

a. Results/status of motions and items from BOD meetings

Nov 6th fining committee meeting to handle ST rental which was approved by Board

B. Two other items approved by fining committee were trash outs.

C. Anita sent email regarding continuing violations. Board suggested committee take a look at scope and duties document regarding the continuing violations and other changes. We will discuss at November meeting.

b. Tabled items from past meetings

i. 247 River Enclave – Oak Tree “trimmed”. Tree appears to have died. Shaun will have tree people look at it next week. If dead, it should be replaced.

6. Rental violation subcommittee info

Still working on the process to identify and pursue short term violations.

NEW BUSINESS

7. Report from River Strand Community Manager

Mr. Fitzer presented the following Manager's Report:

RIVER STRAND GOLF AND COUNTRY CLUB
Compliance Committee
Management Report
9/6-10/6

Membership Cards/Pedestrian Gate access:

- 1) During the period we issued 60 membership cards
- 2) Issues with access at Sanctuary clubhouse – front and rear doors to multipurpose room not functional west gate locked down

Important Items from Daily Activity Report thru 10/6= 4weeks (note 9/8-9/12 there was no reporting due to being closed from storm)

Tickets Issued: 52 prior month was 53

Access Control: 4 prior month was 11

Clubhouse/Pool: 1 prior month 5

Equipment issues: 15 prior month was 6 – multiple issues relating to storm damage and envera connection

Safety issues: 3 issue prior month 1

Emergency Entrance issues: 5, prior month 7

Fishing: 0 in prior month 3

Alarms: 3 prior month 5

Open house policy:

Enforcement drivethrus completed on

9/9-no drivethru

9/16- no issues

9/24-no issues

9/30- 1 issue quiet creek

10/6

There are no further reporting form the speed signs as our subscription to the service has expired.

<u>Date</u>	<u>Address</u>	<u>Issue</u>	<u>Status</u>		
			<u>Open</u>	<u>Closed</u>	
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 complaintant 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 complaintant 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 permission from condo association
31-Mar	6688 WILLOWSHIRE TRAILER	moving trailer on driveway overnight		X	
31-Mar	6741 ROOKERY DAMAGED CAR	undrivewable 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					
<u>Date</u>	<u>Address</u>	<u>Issue</u>	<u>Status</u>		
			<u>Open</u>	<u>Closed</u>	
14-Apr	8105 Grand Estuary	speeding	<u>x</u>		email sent to owner regarding red corvette no response
14-Apr	9023 Heritage Sound	tree damage	<u>x</u>		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	<u>x</u>		owner cut oak tree/owner had ARC and has planted replacement tree
17-Apr	303River Enclave	tree damage	<u>x</u>		owner cut tree-email not responded
26-Apr	7015 River Hammock #402	Rental w/o approval	<u>x</u>		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	<u>x</u>		contact to UPS car parked in front of home/no tickets in log/complaintant withdrawn
29-Apr	6860 Wild Lake	Car parked on street		x	
1-May	8205 grand Estuary Trail #102	Improper rental	<u>x</u>		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	<u>x</u>		Multipel cars parked in front of home/tickets issued

Date Range 5/8-6/11				
	<u>Address</u>	Issue	<u>Status</u>	
			<u>Open</u>	<u>Closed</u>
12-May	423 Grand Preserve	trash can out	x	second complaint - no response
17-May	7155 Grand Estuary Trail	illegal parking		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		responded has purchased a container
	6924 Grand Estuary	trash out-no container		reponded has purchased container
	7018 Grand Estuary #104	trash out-no container		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
Date Range 6/12-7/7			Owner response	
			Yes	No
21-Jun	216 River Enclave	Exterior paint with no ARC	x	application made, owner made to repaint trim, owner complies
21-Jun	104 River Enclave	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		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		owner responded this is a 1 month rental and the people were guests of the tenant
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
	Date Range 7/8-8/4			Owner response Yes No	
17-Jul	509 River Crane	Personal cart,no registration,abuse of staff	X		owner states that they were provoked
17-Jul	8405 River Preserve	Short term rental	X		states it was family staying in the unit
20-Jul	6509 Grand Estuary 203	main pool incident	X		owner apologizes for actions of sons guests will not be back
21-Jul	6929 Grand Estuary 101	Short term rental	X		owner states no awareness of use
31-Jul	502 Grand Preserve Cove	trash out	X		property manager states trash out day before
	LETTERS TO OWNER FROM ADVERTISING		74 letters sent out as friendly reminder		
27-Jul	following letters sent on 7/27 to owners with comments identified as stating a stay less then 4 weeks				
	6614 Grand Estuary Trail #101	not identified with owner		X	
	7121 River Hammock Dr #402	Short term rental	x		

	8311 River Preserve Dr	Short term rental		X	
	7607 Grand Estuary Trail #303	Short term rental		X	
	8816 Heritage Sound Drive	Short term rental	x		
	9012 Hammock Edge Place	Short term rental		X	
	7121 River Hammock Dr #208	Short term rental		X	
	7705 Grand Estuary Trail #304	Short term rental		X	
	7705 Grand Estuary Trail #308	Short term rental	x		
	9124 Hammock Edge Place	Short term rental	x		
	7705 Grand Estuary Trail #103	Short term rental	x		
	7607 Grand Estuary Trail #204	Short term rental		X	
	7803 Grand Estuary Trail #304	Short term rental		X	
			Owner response		
	Date Range 8/5-9/17		Yes	No	
14-Aug	6716 Wild Lake	Trash Out		X	trash put out the day before pickup
1-Sep	6674 Willowshire	dog off leash	X		owner claims was bringin dog in house and was under his control
2-Sep	7607Grand Estuary #303	Short Term Rental	X		owner responded that he wants to know he filed the complaint
4-Sep	Michael Roberti Painting	speeding in community	X		vendor responded he agreed to watch his speed
			Owner response		
	Date Range 9/18-10/6		Yes	No	
19-Sep	6512 Grand Estuary 103	speeding	x		tenant of owner claims person was following them and they were afraid
21-Sep	514 River Crane	trash out		x	rental home, owner informed to contact tenant
3-Oct	7112 GET 102	notificaiton of behavior (not complaint)	X		owner will not speak to employee in this fashion employee just wanted this on record
4-Oct	6684 Willowshire	outside decorations	X		owner has removed items
5-Oct	518 Grand Preserve	parking on street			running license plate to confirm location

5-Oct	502 Grand Preserve	rental issue		running license plate - refer to subcommittee
6-Oct	6680Willowshire	dog poop not picked up	x	notice just sent
6-Oct	6761 Wild Lake	parking on street		running license plate to confirm location

8. Introduction of Fining Matrix

Explained to committee. Talked about violation notice and warning notice.

9. Comments from RSCCC Members

Dog off leash complaint. While there was discussion about the complaint from the homeowner, neighbors, and some committee members; there was no motion made to rule on the complaint. It was suggested that any complaint discussion be done under a motion made during the new violations portion of the meeting.

The next scheduled meeting of the RSCCC is scheduled for second Monday of November 2017 – November 13 at 3:30 pm

There being no further business, the meeting was properly adjourned at 6:39 PM.

Respectfully submitted,
Stanley Nachimson
Vice Chair/Recording Secretary
RSCCC