

**RIVER STRAND
COMMUNITY COMPLIANCE COMMITTEE MEETING**

**Nov 13, 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 Nov 13, 2017 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 3:30 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	
Karen Dimsey	X
Larry Littman	X
Linda Obrien	X
Samara Paice	X
Paul Peyser	
Tom Smola	

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

4. Guest member comments:

Variety of comments on short term rentals and gate access

OLD BUSINESS

5. Report from Community Manager

1. Report from River Strand Community Manager – Shaun Fitzer CAM

a. Fining committee approved fines.

b. Status of items tabled from past meeting

i. 247 River Enclave Ct. – Oak Tree trimmed or cut down? (Shaun to report his findings)

Shaun saw the tree and shrubs covering stump. New complaint letter to be issued.

2. Fining Matrix proposal discussion and movement to BOD for approval

Discussion of initial letter and what should be the levels for each fine. What should be in the initial notice. Should there be an initial letter with no notice about fining committee.

Second infraction may incur a fine.

Set up 2 categories – serious vs not so serious categories, not so serious categories will not incur a fine on first violation.

NEW BUSINESS

1. Report from Rental Violations Sub Committee – Samara Paice

Presented a form from another golf community with family and guest access notice. Security committee working on gate access issues

2. Report from Community Manager for River Strand – Shaun Fitzer CAM

RIVER STRAND GOLF AND COUNTRY CLUB
Compliance Committee
Management Report
10/7-11/10

Membership Cards/Pedestrian Gate access:

Important Items from Daily Activity Report thru 11/10= 4.5 weeks

Tickets Issued: 85 prior month was 52

Access Control: 5 prior month was 4

Clubhouse/Pool: 3 prior month 1

Equipment issues: 8 prior month was 15 – note computer equipment at main gatehouse upgraded on 10/26

Safety issues: 1 prior month 3

Emergency Entrance issues: 9, prior month 5

Fishing: 3 in prior month 0

Alarms: 3 prior month 3

Open house policy:

Enforcement drive thru completed on:

10/21 – issue on River Enclave

10/26 – Issues on River Enclave and River Preserve

11/5- Issue on Heritage Grand

11/12- Issues on Heritage Grand, and Grand Estuary Trail, and and Grand Preserve Cove

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 rental home, owner informed to contact tenant
21-Sep	514 River Crane	trash out		x informed to contact tenant
3-Oct	7112 GET 102	notification 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 dog poop not picked up		running license plate - refer to subcommittee
6-Oct	6680Willowshire	up		x notice just sent
6-Oct	6716 Wild Lake (address correction)	parking on street	x	running license plate to confirm location
Date Range 10/7-11/10			Yes	No
9-Oct	8405 River Preserve	trash out		x trash out on street for several days
16-Oct	518 Grand Preserve	parking on street	x	owner claims repairs being made in garage
16-Oct	winding River Trail access	in thru the exit gate		x attempted to contact delivery company

25-Oct	518 Grand Preserve	parking on street	x	owner will talk to tenant
25-Oct	8603 River Preserve	Rental		no communication to owner as no clear violation
28-Oct	411 Grand Preserve	dog off leash	x	owner claims to keep dog on leash
28-Oct	502 Grand Preserve	trash out	x	clarification date of incident is 10/21
28-Oct	510 Grand Preserve	trash out	x	trash out on street night before pickup
30-Oct	140 River Enclave	abusive behavior by guest	x	owner has banned guest from property
2-Nov	6611 Grand Estuary #102	Personal trainer w/o permission	x	tenant responded claiming she was not getting paid
8-Nov	6519 Grand Estuary Trail #306	Guest at amenity w/o member	x	person at pool produced ID of member who was not present
10-Nov	7803 Grand Estuary #106	Fishing	x	people seen fishing seen to return to this unit
11-Oct	6716 Wild Lake	parking on street	x	Have spoken with contractors and owner but violation continues forma notice sent

a. New Violations

1) 8405 River Preserve

Complaint filed on October 9th regarding trash out on street for several days. There has been no response from the owner. Compliance Committee recommends \$25 fine for this first offense.

2) 518 Grand Preserve

Several complaints filed against this residence for parking on the street on a number of different days – Oct 5, Oct 16, Oct 25; pictures included. Owner responses ranged from talking to tenant to garage repair. There are three cars at this residence. Overnight street parking was observed even when no other cars were in the driveway. Compliance committee recommends \$75 fine for three notifications.

3) 502 Grand Preserve

Trash cans left out overnight Friday Oct 20 to Saturday Oct 21. Owner has been cited several times before regarding trash violations. Compliance Committee recommends a \$100 fine for fourth violation.

4) 6716 Wilde Lake Drive

Parking on street – owner letting contractors park on street. Owner and contractors have been spoken with but violations have continued. Compliance committee recommends \$25 fine for first cited offense. 6519 GET 106 – guest entered using members card. Letter to owner written. Consider for next time.

3. Comments / Suggestions from RSCCC members on Community related matters.

4. Open

The next scheduled meeting of the RSCCC is scheduled for second Monday of December 2017 – Dec 11 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