

## RIVER STRAND

### COMMUNITY COMPLIANCE COMMITTEE MEETING

June 14, 2016

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 on June 14, 2016 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 4:33 p.m. by Chair, Bob Walsh.

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

**Committee Members Present:**

Boyd Klofenstine, Lance Dunne, Scott Hancock, Phil Lahm, Larry Littman, Bob Walsh, Alan Sukoneck, and Janice McLeod

**Alternate Members Present:** Richard Brettle, Anne Beaton, Mark Rodo, Tom Streck, Linda O'Brien, Glen Bullard, Linda Carifo

**Others in Attendance:** Dan Arens, Terry Lyons, and several guests

**Proof of Notice:** Notice was sent to residents electronically this month.

**Approval of Minutes:** A motion was made to approve the meeting minutes of the May 2016 meeting and was seconded. With majority voting for the motion, it was passed.

**Old Business:**

Introduction of Alternate Members: Bob Walsh welcomed the new Alternate Members of the RSCCC. Each introduced themselves and gave some information about themselves.

Document Review: Bob shared that the Steering Committee is still working on the Document Review project.

Transponder Program: Dan reported that signage will be posted at all gates to remind that we are accounting for all transponders. Staffing at the gates for this project will be from in-house employees. Dan is still waiting on a report from Envera to see if they can give him the names of all entering the gates. There is no time frame set for the completion of this transponder project yet. It is an ongoing process to get transponders shut off that should not be active. Only dump trucks entering River Strand have time sensitive transponders. All other vendors, etc. must enter through main gate.

Recycle Container Delivery: Dan asked the county for a date on delivery of the new 64-gallon recycle containers, but the county would not give him a date for drop off. Issues with the new recycle containers were discussed such as size and containers being dropped off at homes where the owners are still up North. Dan will reach out to the county again in reference to issues people are having.

A guest at the meeting reported that residents were putting out boxes that were not recyclable. Dan will inform residents through a newsletter about the boxes.

Open House Signs: Scott explained the proposal procedure he wrote. The proposal would allow for River Strand Open House signs to be displayed. (See attached for complete proposal). A motion was made, seconded and passed to accept the proposal and forward it to the Board of Directors for review and action.

New Business:

Phil asked Dan the procedure for illegal overnight parking on the street. Dan explained that 1) a letter is sent, 2) a final letter is sent, 3) a letter (notice of hearing) is sent. Dan said any steps after #3 have not had to be carried out. There was discussion that some vehicles were not getting a notice for illegal parking on the street. Possible reasons why this could be happening were discussed.

Boyd asked what is being done about locking the new clubhouse. Dan reported that the club is locked down all the time. Bathrooms are supposed to be locked at all times. Discussion progressed to security issues for River Strand and how it is still possible to get in the subdivision if you do not belong. Neighborhood Watch Committee has been dealing with this issue for a long time. They have had Manatee County Sheriff Department out to speak to the residents.

Dan announced that Monday, June 20<sup>th</sup> at 1:30 p.m., Emergency Response for Manatee County is giving a presentation in the River Strand dining room. Residents received an e-mail notice as well and are encouraged to RSVP if attending the event.

Review of Past Violations: Dan reviewed the Violations List given to RSCCC members. Dan reported that they have closed out 130 roof violations (pressure washing). He also reported that the palm tree violation at 8002 Heritage Grand Place has been solved as well.

It was reported that solicitors were placing a hanging advertisement on residents' door knobs. Dan approached the solicitors and told them they had to leave the community as solicitors are not allowed in River Strand. Dan will reach out to security about this issue.

Bob opened the floor for more questions and/or comments.

A motion was made to adjourn. It was seconded and passed. The meeting ended at 5:50 p.m.

Submitted by:  
Janice McLeod

### **OPEN HOUSE PROPOSAL:**

#### Proposed Open House Procedure

Open Houses would be allowed between 1 - 5 pm on Saturdays and Sundays

#### Open House Forms and Listing

- Realtor will complete Open House Form (attached and available on River Strand website) which will include:
  - Type of property Terrace Condo, Veranda, Coach Home, Villa, Single Family Home
  - Address of property
  - If Golf Membership included
  - Dates and Times of Open House
  - Realtor information
- Realtor will turn in completed forms along with a check for \$10 to the River Strand Admin Office by noon Thursday for open houses that weekend. The \$10 fee covers the administrative fee to prepare summary of Open Houses, make copies, distribution by Security Gate and including on River Strand website.

- The Admin Dept will consolidate the information for all Open Houses (attached sample)
  - Hard copies of the Open House summary would be provided to the Security Gate by the end of Friday
  - A summary of Open Houses would also be put on the River Strand website

#### Open House Signs

- Realtors can purchase a River Strand Open House sign for \$ xx.xx (need to find out costs and determine how many to inventory)
  - River Strand Open House signs are the only Open House signs that can be displayed
  - Realtors would be allowed to keep the signs and reuse them
  - The sign would be attach just below the River Strand For Sale sign on the property
  - The Open House sign can only be displayed during the time of the Open House

#### Security Gate

- The Admin Dept will purchase an Open House sign for the Security Gate (attached)
- The security gate will display the sign on Saturday and Sundays between 1-5 pm.
  - This would be the only time Open House visitors would be allowed into River Strand
- The security gate would provide a hard copy of the Open House summary to anyone requesting one
  - No maps will be provided and individuals will be expected to use their personal GPS to locate addresses
- The security guard would follow the same procedure they follow today for visitors coming to see Lennar homes

#### Distributing this new procedure to Realtors

- There are less than 40 Realtors who have sold homes in River Strand over the past year and/or have current listing (Scott will provide Admin office with their emails)
- The River Strand Admin office will emails these Realtors the new procedure

# OPEN HOUSE FORM

**Property Type (Please Circle One)**

Terrace Condo    Veranda    Coach Home    Villa    Single Family

Property Address \_\_\_\_\_  
\_\_\_\_\_

Golf Membership Included    Yes    No

**Dates and Times of Open House**

Saturday \_\_\_\_\_, \_\_\_\_\_, 2016    Times \_\_\_\_\_

Sunday \_\_\_\_\_, \_\_\_\_\_, 2016    Times \_\_\_\_\_

**Realtor Information**

Name \_\_\_\_\_

Phone \_\_\_\_\_

Real Estate Agency \_\_\_\_\_

All forms must be received by the administration office no later than 12:00 p.m. the Thursday before the open house.

A \$10.00 administrative fee will be charged per listing.

Paid \$\_\_\_\_\_ on \_\_\_\_\_

## River Strand Open House Listing For

Saturday, \_\_\_\_\_, 2016 & Sunday, \_\_\_\_\_, 2016

From 1:00 – 5:00 PM

### Terrace Condo

With Golf Membership

Without Golf Membership

Address

Address

Times and Days of Open House

Times and Days of Open House

Realtor Name and Agency

Realtor Name and Agency

Realtor Phone Number

Realtor Phone and Number

### Veranda

With Golf Membership

Without Golf Membership

### Coach Home

With Golf Membership

Without Golf Membership

### Villas

With Golf Membership

Without Golf Membership

### Single Family

With Golf Membership

Without Golf Membership

## Open House Sign for Security Gate

OPEN HOUSES TODAY

1:00 – 5:00 PM

REQUEST INFORMATION

FROM SECURITY GUARD

