



RIVENDELL

Your

Community Resource

The Woodlands Word

April 2024

Rivendell Community

Ice Cream Social

Saturday, April 13, 2024

3:00 – 4:30pm

Crescent Park

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Interested in volunteering, call Lisa

Rivendell Golf Outing at Calusa Lakes Golf Club

The Rivendell Social Committee has organized our first golf outing in recent memory. Occurring on Thursday, April 11th, the outing is designed for golfers to meet friends and neighbors in our community, find future golf partners, and have fun. Men and women were invited to play with afternoon tee times, and discounted greens fees (with a cart). Registrations were completed in March, and we are hoping for a good crowd. After the 18th hole, golfers will meet at the clubhouse



for a drink or snack (self-pay) and to share successes! The Social Committee wants to thank Keitha Lackey for coming up with this idea and planning the event.

Editor's Note



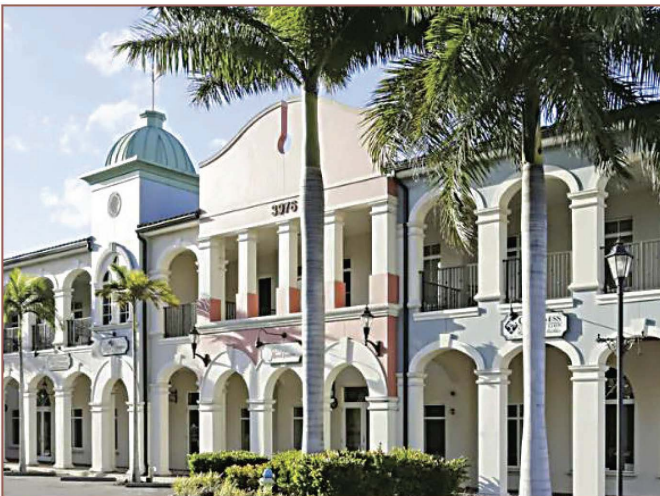
Dear Rivendell Neighbors,

It has been my pleasure to communicate with you in one form or another for the past three years. All good things do come to an end; however, and I'm most excited to turn this task over to Cindy Borland. Cindy most graciously volunteered to help with "stuff" and ended up as an editor. She and her husband Paul and daughter Lorna have lived in Rivendell for six years, moving here from Wisconsin. Although Cindy works full-time in a demanding job, she decided, "it was time to volunteer in this community that I love living in." I salute you Cindy and all the other like-minded residents of Rivendell. If this stirs the volunteering spirit in you, give Cindy a call. She'll be looking for others to join her.

*Best Wishes,
Kristine*

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Ladies are Walking and Talking on Thursday Mornings

The morning walks have been a good addition to our Rivendell activities, providing a healthy activity and the opportunity for walkers to meet their neighbors as they move along. Walks begin on Thursday mornings from the Rivendell Pool, but times will vary as the weather heats up, getting earlier in the warmer months. A private Facebook location has been set-up, with walkers able to sign in and find the current walking time. Bring your hats and sunscreen, ladies! And, if you want to participate, reach out to organizer Lesley Glick at Lesleymg8@gmail.com or (973) 219-5839. Below is a photo of a recent group.



Social Committee Events for April 2024

- ☐ Thursday, April 4th, in the morning at the Rivendell Pool. **Ladies Walk 'n Talk**. Contact Lesley Glick at Lesleymg8@gmail.com or (973) 219-5839 for more information and to request to be added to the Facebook page for weekly updates. As temperatures heat up, times for walking will get earlier, so you will need to contact Lesley or the Facebook page to learn the exact time.
- ☐ Thursday, April 4th, 1pm. **Bridge Club**. To join, contact Barb Loe at (651) 398-2256
- ☐ Monday, April 8th, 7:30pm. **Book Group I**. For more information contact Lesley Glick at Lesleymg8@gmail.com.
- ☐ Thursday, April 11th in the morning at Rivendell Pool. **Ladies Walk 'n Talk**. See details for April 4th.
- ☐ Thursday, April 11th, at afternoon tee times. **Co-ed Golf Outing** at Calusa Lakes Golf Course. See Rivendell Email Blast for registration information. Contact Keitha at klackey123@gmail.com
- ☐ Saturday, April 13th, 3-4:30pm **Ice Cream Social** at Crescent Park. Contact Lisa Boggess to volunteer or for more information, lbogg@msn.com.
- ☐ Sunday, April 17th, 9am. Kayaking. Contact Jane Stevens at janie0441@gmail.com for more information and to request to be added to the TeamReach app for updated information on all paddles.
- ☐ Thursday, April 18th, in the morning at Rivendell Pool, **Ladies Walk 'n Talk**. See details for April 4th.
- ☐ Thursday, April 18th, 1pm. **Bridge Club**. To join, contact Barb Loe at (651) 398-2256.
- ☐ Thursday, April 18th, 6pm, WOW- It's **Ladies Night Out**. Meet up for Sunset at Nokomis Public Beach, (go over the bridge at the end of Albee Road and enter the parking lot at Pavillion area (where the drum circle meets). BYO beverage and snacks. Contact Kathy Lysak at klusak@comcast.net for more information.
- ☐ Wednesday, April 24th, 1pm **Ladies Luncheon at Venice Art Center Café** in Venice. To attend please reserve a place with Mirinda Roy at Miriroy@aol.com.
- ☐ Wednesday, April 24th at 7 pm. Book Group II. Please contact Alexis Spaulding for more information at (941) 544-4864.
- ☐ Thursday, April 25th, in the morning at Rivendell Pool, **Ladies Walk and Talk**, see details for April 4th.
- ☐ Saturday, April 27th, 5:30 pm, **Dining Out**. To reserve a place, please contact Adele Kellman @ adele.kellman@gmail.com.



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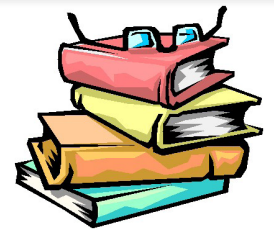
Dining Out at Mamma Leone's in April

On Saturday, April 27th, the Dining Out group will sample food from Chef Jimmy Nadell's new menu at Mama Leone's Restaurant. The restaurant is under new management, and, after hearing favorable reviews, we will be giving it a try. The group will gather at 5:30 pm at a Rivendell resident's home, and then proceed to the restaurant for a 7:00 pm reservation. If you would like to join the us, please reserve your place with Adele Kellman at adele.kellman@gmail.com. Spaces for this event are limited, so don't delay!

A Question: Should Programming Continue for the Summer?

The Social Committee has been discussing whether some events might be continued through the summer, and, if so, which events. We would need volunteers to organize these activities, as many of our current committee members are not available during these months. If you have ideas or suggestions about summer activities, or are willing to volunteer to sponsor some of these activities, please contact Maria Ilioff, chair of the Social Committee at milioff85@gmail.com (with a 'cc' to Adele Kell

Book Nook



Book Groups I and II Meet Each Month

On March 11th, Book Group I met to discuss The Dutch House by Ann Patchett. We had a satisfying discussion of this book by an author we had read before, led by Carol Heckert. With a full schedule of books already adopted for 2024, we are considering what to discuss for 2025, as well. On Monday, April 8th, the group will be discussing Remarkably Bright Creatures by Shelby Van Pelt, hosted by Mirinda Roy, with Lesley Glick leading the discussion. For more information about this group, contact Adele Kellman at adele.kellman@gmail.com or Lesley Glick at Lesleymg8@gmail.com.

Book Group II met at the end of March, scheduling an April book and date then (after the Woodland Word has gone to press). Meetings are held at members' homes on an evening during the week. Members of the group are expected to volunteer to lead book discussions, and to host group meetings in their homes. For more information and to join this group, contact Alexis Spaulding at alexis.spaulding46@gmail.com.



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Spring Fling - Visiting Other Ponds and Preserves in Our Area

As all have noticed, Sarasota is certainly a popular place in the spring. If you and your visitors are growing tired of the hassles associated with getting to a beach, or the trek to Orlando here are some other ideas. Enjoying Florida's diverse flora and fauna is a great way to also enjoy the outdoors and perhaps learn something new. These three ideas all have birds as a central theme. Florida has a huge and diverse population of many different song birds, wading birds, raptors, etc. Hope to see you in a sanctuary ...

Corkscrew Swamp Sanctuary in Naples

Corkscrew Swamp Sanctuary occupies 13,000-plus acres in the heart of the Corkscrew Watershed in Southwest Florida, part of the Western Everglades. It is primarily composed of wetlands. These include the largest remaining, virgin bald cypress forest in the world (approximately 700 acres), which was historically the site of the largest nesting colony of Federally Endangered Wood Storks in the nation. In addition to the Wood Stork, Corkscrew Swamp Sanctuary provides important habitat for numerous other Federal, and State listed species, including the Florida panther, American alligator, gopher tortoise, Florida Sandhill Crane, Roseate Spoonbill, Snowy Egret, Tricolored Heron, White Ibis, Big Cypress fox squirrel, and the Florida black bear. Several rare plants are also found here, most notably the ghost orchid.

The sanctuary has a beautiful 2.5 mile boardwalk across the acreage making it easy to navigate above the murky waters. It's an easy day trip and you'll find the historic back story of the area fascinating. It was a prime place for plume hunters to gather Snowy Egrets and herons for their beautiful plumes to be sold to hat makers in the north as festoons for lady's chapeau. This fashion almost caused the demise of this landmark bird and was only stopped by the efforts of the Audubon Society, which was formed in part to halt this practice by purchasing the land. The on-going deforestation of the surrounding bald cypress forest was also underway and the Society in conjunction with other 20th century environmentalists join forces to purchase the 13,000 acres. Corkscrew, in fact, was the Audubon's first sanctuary.

Merritt Island National Wildlife Refuge on Merritt Island

Merritt Island National Wildlife Refuge was established in 1963 for the protection of migratory birds. Consisting of 140,000 acres, the refuge provides a wide variety of habitats: coastal dunes, saltwater marshes, managed impoundments, scrub, pine flatwoods, and hardwood hammocks. These habitats provide habitat for more than 1,500 species of plants and animals and 15 federally listed species. This is a prominent stopover in the Atlantic Flyaway migration route. This area is also home to the Kennedy Space complex. The two enterprises occupy the same federal land.

The area, which is a peninsula – not an island, is easy to drive through with many pull-over spots for viewing. And, you'll find a "recent sightings" list to help guide your binoculars' in search of birds not readily seen on this side of the state.

Celery Fields in Sarasota

Closer to home, a 30-minute drive will get you to Sarasota's own Celery Fields. This 400+ acre site is owned by the County and used as its primary flood mitigation zone. It consists of open marshlands, ponds, and shallow pools. Surrounded by various types of foliage, it is a paradise for birds. You will find everything from raptors such as owls and hawks, wading birds like the illusive Limpkin and others – Black-necked Stilts, Least Bittern and Purple Gallinule have been sighted recently.

The history of the Celery Fields is of interest as well. Owned originally by Bertha Palmer in the early 1920s, she extended a vegetable growing project from what is now the Gulf Gate area out to this area which then was a sawgrass marsh. The area was drained in 1921, making the Philippi Creek watershed possible. Following the drainage of the area, various vegetables were planted and few survived. The best growing was – you guessed it – celery. And celery grew there until 1995.

In early 2000, the Sarasota Audubon Society began working with the County to create a more traditional wetland in 100 acres out of the 400 that comprise the stormwater collection zone.

That wetlands restoration project was completed in 2011. Boardwalks were built and an Audubon Nature Center was built. It's a must see. Bring your camera. And go early when the light and the temperature are optimal.



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Rivendell's First Pet Parade

On Saturday morning, March 16th, there was a good turnout for our first Pet Parade at Rivendell. We couldn't have asked for a better day or a nicer group: people, big and little dogs and one young kitty cat, who is in training to walk on a leash. With a bit of spacing between the dogs, everyone got along and the parade went off without a hitch.

The participants met in Crescent Park and registered for the raffle where prizes were awarded once the group finished their "run" to Butterfly Park. It was a bit of a challenge to keep the group together since not all could go at the same pace, but it made a cute parade for any of the unsuspecting Mallard Marsh drivers who happened upon them as the big

and little guys made their way from Crescent Park to Butterfly Park.

If you couldn't make it this year, watch for this event in the years to come. A good group of volunteers (Ellen Sagalov, Cynthia Petti, Lesley Glick, Patti Bunce and Keitha Lackey) did a wonderful job organizing the event and ensuring that all participants stayed safe. And thanks to Nancy Dobias for the lovely photos!



(Continued on Pg.9)

(Pet Parade continued from Pg.8)



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More Social Occasions: Ladies Night Out and a Luncheon

The last Ladies Night Out of the season will happen on Thursday, April 18th at 6pm. We will meet up to enjoy the sunset at Nokomis Public Beach. To join the group, go over the bridge at the end of Albee Road and enter the parking lot at the Pavillion area, the area where the drum circle meets. Everyone should bring their own blankets, beverages, and snacks. For more information, please contact Kathy Lysak at klysak@comcast.net. This should be a fitting finale for what has been a lovely series of evening gatherings. The Social Committee wants to thank Kathy for organizing this activity.

There will be a Ladies Luncheon on Wednesday, April 24th, at 1pm Ladies Luncheon at the Venice Art Center Café in Venice. These luncheons, on the last Wednesday of each month, have been very well attended this year and have been fun for all. If you would like to come this month, please reserve a place with Mirinda Roy at Miriroy@aol.com. Thanks to Mirinda for organizing these luncheons this year!

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Call Your Husband

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Board Certified Hearing Instrument Sciences
American Conference of Audioprosthology

Karen has created her own favorite joke and it goes like this. A woman says, "I can't get my husband to come in and get hearing aids."

Karen says, "No problem. I'll call and yell at him. I would talk to him but he isn't wearing hearing aids."

Every time she gets to say this she cracks up. I am more amused by her laughing at her own joke.

Getting husbands to come in for hearing aids is the one talent I haven't mastered.

Recently a couple came in. As they were completing the new paperwork the husband said to his wife, "why aren't you filling out forms? You need a hearing test as well." She looked at Karen, who was at the front desk, then said softly, "I have very sensitive hearing. I said that to trick him into coming in. He needs help but won't get it." He didn't hear a word.

Karen walked them into my office and said under her breath, "He thinks they are both getting tested. I told them we might only have time for one. He has a big loss, he didn't understand me twice. She has sensitive hearing."

After the test it was obvious he could be helped with hearing aids. I had even said, "You may not realize how hard it is for you to hear your wife's voice. Your loss shows me that you will struggle to hear her without hearing aids. You married her so listening to her and this should be your priority. Hearing aids will help with this."

As he was leaving he turned to Karen and asked, "How do I return demos?"

Karen mentioned to me later, he'll drop them off, he won't wear them. His wife tricked him to come in. He isn't ready to receive help.

I wasn't surprised when he walked in a couple of days later to return the demos and mentioned he didn't wear them much. I assured him, when he is ready we will be here to help. When you decide you want help, we are here for you.

I don't want your wife to trick you to come in. If you have noticed strain in talking to one another due to not hearing words clearly and want to know if hearing aids could ease tensions and eliminate miscommunications, call our office for a free demo. There is no obligation, no contract, just our commitment to help you hear with ease. Call, 941-244-9300, for an appointment.



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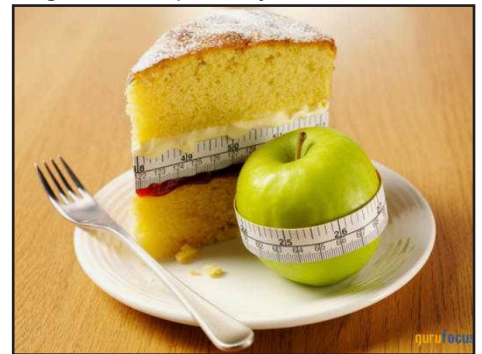
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Why You Crave Junk Food!

Sleep-Related Food Cravings are Real!

Does your regularly scheduled eating program go out the window when you don't sleep well? Craving high-fat, high-calorie foods after a bad night's sleep is a thing—and researchers have come closer to discovering why. Your tendency to grab a brownie or chips when you're exhausted appears to originate not with your willpower, but with your nose. In a series of experiments, researchers found that the brain's olfactory system goes into overdrive after sleep deprivation, making the smell of foods like cookies, pizza, and French fries particularly enticing. At the same time, sleep loss interferes with other brain processes involved in making food choices, affecting what you decide to eat. What to do about it? Prioritize shut-eye, first and foremost! Practice good sleep hygiene, and see a doctor if you think you may have a sleep disorder. On days when you haven't slept well, short of putting a clothespin on your nose, remind yourself that you're likely to be vulnerable to unhealthy food. Maybe don't walk by a bakery or fast-food restaurant if you can help it, and keep nutritious snacks on hand.

(Info facts from Cleveland Clinic)



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Unofficial Minutes of the March Board of Directors Meeting

Note: Should you have been unable to attend the BOARD OF DIRECTORS' MEETING held on March 20, 2024, here are my UNOFFICIAL MINUTES of what I thought I heard or understood. Please consider that these are not the official minutes...just my understanding or interpretation of what I thought had happened. There could be typos or errors. For the "official word," you should always consult the Rivendell website (www.rivendellcommunity.com) when the Official Minutes become available or else speak with a Board member about your concerns.

*Respectfully submitted,
Nancy Dobias*

All current Board members, except Michelle Meyer, were present for the meeting. The zoom function for this meeting was late in getting started should you have been unable to "sign in."

PRESIDENT'S REPORT (Larry Dobias)

Larry indicated that the community make-up is changing, that there are more people still in the workforce and as a result are unable or unwilling to serve as volunteers. Many of the current committee members are the same ones that have been serving for the past 20 years. New blood is needed if the committee-approach to Rivendell is to continue.

For example, the COMMUNICATION COMMITTEE is one committee that needs volunteers. This is the group that provides us with the *Woodlands Word* newsletter and the community Directory. Because the Chair of this group, Kristine Nickel, resigned, a new Chair is needed. Members are also needed. A blast went out asking for volunteers to use their talents to either chair the committee or to serve on this committee but only one person responded to this need. Is Rivendell not interested in a newsletter? Does Rivendell not appreciate or want a community Directory? If Rivendell does want a newsletter and Directory, then there needs to be help for this committee. Will YOU step up?

The Maintenance Committee, Pond & Preserve Committee, and the Social Committee still have community support and participation but Larry wonders whether the problem encountered in the Communication Committee will eventually carry over into the other committees.

It was mentioned that Adele Kellman could get together with Kristine Nickel to work out the scope of the work done within the CC in case the job description might better help someone decide that they DO have the time/talents to take on this responsibility. Dave Gill indicated that Dana might be willing to do the Directory if Chris Smith would continue to help with this project.

Whatever the case, if you're interested in joining the Communications Committee, your help would be welcomed and appreciated.

TREASURER'S REPORT (Chuck Pertile)

Because Chuck was appointed to the past Board and is still serving on the current Board, he felt it was important that Rivendell understand who he was and what expertise he was bringing to this position. Although Chuck was not an accountant, his engineering background enabled him to start his own manufacturing business which he successfully ran for 25 years until he retired. Chuck is used to examining, analyzing and understanding spread sheets to ascertain the health of a business. He considers Rivendell similar to a small business and as such, he's able to take what he learned in practice and apply it to the Rivendell finances.

Currently Rivendell is living within its means and as of the February financial report is actually \$33,000 under budget. According to this same report, our 24 reserve accounts are all being funded according to the plan--\$36,000 was added in the first half of 2024.

Chuck says our income stream (the dues we pay) has as of this report, 36 owners who are delinquent in their dues and this amounts to \$26,000. \$6000 is owed from 2023, \$16,000 from 2024 and roughly \$4000 is what is owed the community from the legal and collection fees involved in trying to get people to contribute their fair share of what we all have to pay.

He and Larry have been working together to determine whether the Rivendell Collection Policy has been followed and they're also looking at how this number can be minimized. Why are the same people always delinquent? What can be done to discourage this failure to pay?

Chuck also said that as of the Feb report, we have \$243,000 in total operating funds and \$370,000 in reserve accounts.

He further indicated that the Miller & Co is currently doing the annual audit for Rivendell and as a result of their initial findings, discrepancies were discovered. There seemed to be \$46,000 that was not accounted for in the initial audit. It was felt this could be because the money was being handled through 3 different companies when Rivendell was making the transition from Lighthouse to Real Manage and finally to Casey. It is thought that the "missing funds" will be accounted for once all the paperwork is assembled and examined and the audit is complete. Each company had its own way of recording transactions and the audit will determine where the problem occurred.

Larry added that the normal cost of the audit is around \$4000 but since this one is more involved, it's expected to cost \$6000-\$7000. He also stated that recently the Board was told that about \$40,000 worth of checks sent by either Lighthouse or Real Manage bounced. This could have

(Continued on Pg. 13)

(Unofficial Minutes continued from Pg. 12)

happened because they no longer were managing our monies and the checks or payments for services should have been paid by Casey. The audit will also be chasing down what happened to a check that owners had paid for their assessments. It was cashed but there seemed to be an issue of whether the dues being paid was recorded.

Larry then presented a 2-page list of owners who have assessments that are past due. 16 are to be sent to collections and others on the list already are in collections. Once the accounts go to collections (after 60 days of waiting for the assessments to be paid), what is owed will increase. When it goes to collections, an attorney will be chasing down the money. If still not paid 45 days later, an intent to lien letter will be sent. All of this involves money. Someone who initially owed \$500 could find that he now owes \$1000 by just failing to pay his assessments when due. Larry asked the Board for a resolution to turn over these delinquent owners for collection and the Board agreed.

Larry also added that around \$5000 to cover the paint project at the pool was taken from reserves and that by the time the March financials are received, another approximate \$5000 will have been spent from reserves.

SECRETARY'S REPORT (Mary Angell)

Mary was given the task of investigating why Rivendell insurance increased significantly from 2023 to 2024 while at the same time, coverage was lost. Mary is to see if other companies might offer more competitive rates and coverage.

To do this, Mary first had to explore what Rivendell's policy included and whether the Board had adequate coverage for Rivendell. She found out that the reason why the premium jumped is because Rivendell formerly had a 3-year policy and this locked in particular rates. Once that policy ran its course, the company sought to gain all the increases it didn't get when the 3-year policy was in effect and the lower rates had to be honored... hence the increase.

To better understand and compare the various insurance companies and what they'd be offering Rivendell, Mary created a spreadsheet showing the details of what was covered at a particular price. She stated that when our premium went up about \$4000, Rivendell lost some of its liability coverage. We used to be covered for \$5 million but the new premium bumped it down to just \$1 million. To gain additional coverage, it was suggested that Rivendell could purchase an umbrella policy that would cost an additional \$1000 and which would then provide the \$5 million in liability.

Mary also found out through her conversations with the agent that Rivendell should consider purchasing a discrimination policy. This would cost \$300. The agent said that they get about 3-4 claims daily from disgruntled owners in various communities who feel they were not

treated fairly. There was a selective enforcement of rules and as a result, owners wanted to bring a suit of discrimination. This policy would help to protect a Board should an owner choose to sue Rivendell over non-compliance type of issues, etc.

In the discussions with the agent, there was some concern as to whether the Cottages needed to have their own insurance policy. If they were protected under Rivendell's policy, perhaps they do not need a separate policy. This generated discussion as to why the Cottages might have their own policy. (My opinion is that no doubt the Patio group and the Villas group also have separate policies but this would be because they have separate Boards that would need protected by their own insurance policy since each of the subdivisions are their own separate incorporated entity. This is just my guess. I think Mary is to find out whether these separate policies are needed.)

Mary said it's been educational for her and it's also a work in progress. More investigation needs to be done before Mary can bring back to the Board a recommendation as to what Rivendell should be doing about its insurance policy. She stated that currently we are covered by an insurance company with an A+ rating. Mary also asked whether her insurance spreadsheet should be put on the website but it was decided that it was too preliminary to do that.

On another topic, Mary said that she has been approached by a subcontractor with Frontier who told her that Rivendell could get better Frontier rates if Rivendell provided bulk internet for the owners. It was suggested that 40-50% of the Rivendell homes could see a savings if they would go this approach. For instance, on one of the plans offered, if you had an extra TV that you wanted to include, it would just cost \$3 instead of the normal \$25 that it typically costs. If Rivendell would get a bulk rate, there would be 4 plans available and owners could pick which one they wanted. To come up with a price, the subcontractor needed a list of streets/addresses (no names attached) so they could do a satellite check of Rivendell to see how much Frontier already covers within Rivendell. This is another work in progress and more details will be needed before the Board makes a decision as to whether they want to explore further this bulk type of internet coverage within Rivendell.

ARC (Larry Dobias reporting for Jim Duncan)

It was reported that during February there were 15 requests, 14 were approved and 1 had conditions attached. ARC expects to have another 14-17 requests during the March time period and anticipate that most will get approvals since the majority of people are reasonable with what they want to do. As a result, things tend to go well.

It was also stated that the average number of ARC requests per month is and the average approval rating is 90-95 %. It was also mentioned that ARC has had as few as 8 requests and as many as 32 in any given month.

(Continued on Pg. 14)

(Unofficial Minutes continued from Pg. 13)

MAINTENANCE COMMITTEE (Mark Giordano)

Mark is currently working on an update to the Facilities Management Plan and Tree Trimming Manual and expects it to be completed soon. Once that happens, the updated version will be published to the website.

TruScape is still working on a bi-weekly basis for landscape maintenance. They have recently completed repairs to our irrigation system and will continue to repair ongoing issues with the irrigation. Turf fertilizer and insect killer was applied on March 7 by a subcontractor of TruScape.

Greg Volack and Carole Myles removed invasive "starburst plants" in the right-of-way at the Cottages in the area of the Rivendell Blvd fence.

Plants were removed from around the gazebo and once that happened, it was discovered that the wood trim was rotten and needed repaired/replaced.

The MC is discussing how to deal with a common area behind Osprey Pond and beside Stillwater Court that has no irrigation. They're exploring if solar is possible and they're also investigating how much it would cost to bring non-solar irrigation to this area of Rivendell. Various bids for electrical, the pipes, and the pump are all being gotten. Once they figure out how to best handle the irrigation needs in this section, a recommendation will be brought to the Board.

MC PROPOSALS BROUGHT BEFORE THE BOARD WHICH WERE ADOPTED:

1. Because our pool contractor's price had increased significantly, another company was hired to deal with the pool maintenance. The former contractor used to charge \$500 a month but he recently increased that to \$1100 a month and his goal is to get to \$1600. The Board decided to give this person notice that his services would no longer be needed after May 1. They voted to hire Sand Dollar at a cost of \$900 a month and this will include any chemicals needed. Sand Dollar will officially start May 1 unless our other contractor decides to quit earlier. Sand Dollar will service the pool on Mondays, Wednesdays and Fridays. Our CAM Fred Marks said other communities in which he works are very satisfied with Sand Dollar.

Someone asked whether any consideration would be given to moving from a chlorine pool to a saltwater pool since saltwater pools are generally cheaper to operate. Larry said it could be something that is discussed in future MC meetings but currently there are no plans to replace one with the other since the cost of chlorine has not been a deal-breaker.

2. A new irrigation pump was approved for Crane Pond at a cost of \$1339. Merritt Well and Pump is the provider. When an audience member said that we seem to go through a lot of pumps, it was clarified that irrigation pumps are not replaced often since their work load is not

as extreme as a pump which might service a pool 24/7. It was also mentioned that they plan to raise the irrigation pumps off of ground level in hopes of better protecting the base of pumps against rot degradation.

3. The Board agreed to hire Rogelio Alvarado to deal with the replacement of shrubs around the gazebo. Mammy crotons, golden mounds and dwarf mondo grass will be the replacement shrubs. Cost of this endeavor will be \$1064.94.

4. The Board also voted to hire Rogelio Alvarado to deal with "freeing up" the irrigation heads so that they can better spray and reach the sod/plantings in the area. The crew will get rid of the unwanted weeds/grass that might impede the travel of the sprinkler head. The Board is trying this on approximately 200 of the 1000 heads that we have to see how effective it will be. To deal with the roughly 200 heads, it'll cost \$1 a head, plus there will be a \$0.50 a head monthly or bi-monthly charge to maintain them once the head is "freed" from the grass/dirt accumulation around it. This project is to cost no more than \$400. If there's a significant benefit, the MC will look at other areas where this could be done and then make a proposal to the Board. Greg added that this was already tried along Rainbow Point Way and it was very effective. It was also said that TruScape does not provide this type of service and that is why Rogelio was hired.

Mary wanted to know how she could free up her sprinkler heads since she had no idea where they were in the ground. She was told to turn on the system during the day and she would see the heads popping up. Then she could take out her handy-dandy shovel and clear the area around each of the heads so they'd have the freer travel.

5. The Board approved hiring Graham Electric to relocate the controls for the clock tower. Instead of having the controls in the attic where they currently are housed, they will be brought down to pool deck level where they can be more easily accessed and serviced. This will cost \$912.30. Once this is done, no one will need to climb the 20 foot ladder and root around in the attic to deal with any clock issues. Awhile back the pool clock was replaced with a GPS clock that automatically updates whenever there is a time change or electrical failure.

PONDS & PRESERVES (Larry Dobias for Bob Frank)

The committee would like to have the ponds' LMZ inspected to see whether they're living up to mowing expectations.

Creative Wetlands will be coming into Rivendell in the upcoming week to inspect the incursion that was done around Stillwater Court. Recommendations will be made as to what Rivendell needs to do to remediate this area. Nothing will be planted in any area of remediation until the summer rains arrive.

(Continued on Pg. 15)

(Unofficial Minutes continued from Pg. 14)

COMPLIANCE COMMITTEE (Larry Dobias for Kay Mruz)

Greg Volack stated that when the committee first began identifying non-compliance issues, they had 134 violations. Because of the committee's work in identifying and notifying owners of the problems, this number has significantly dropped. There are now 15 properties that need to deal with issues on either their homes or lots. Most of the problems are small. For example, the mailbox might need repainted.

Larry stated that the Board has the right to fine up to \$100 a day, up to 10 days for a total of \$1000 for any given violation. He stated that he personally doesn't think that some of these violations should be charged the maximum \$1000 allowed by law. Instead, he had a spreadsheet with what he recommended that the total amount of the fines should be. It might be \$100 fined for 2 days instead of the allowed 10 days. This would be a fine for \$200 instead.

This caused a discussion as to whether it's better to fine people up to the allowed maximum \$1000 after 10 days. Those who supported the maximum penalty felt the fine could be avoided by just fixing the problem, that no one should have to "baby-sit" people into doing what is expected of them. They felt the \$1000 would better get their attention.

Others felt it was too excessive if someone had a minor infraction. They didn't want the fine to be punitive. They wanted a reasonable fine for the violation cited.

It was also mentioned that fines that are under \$1000 cannot be subject to a lien.

Mary seemed interested in contacting the owners one more time to get them to comply, but it was stated that the owners had had several contacts over a period of 4 months and nothing had happened. The owners were ignoring the letters. Since Mary seemed unwilling to give up the ball, Larry told her if she were so adamant that the owners should have one more chance to correct the issues, she could have one week to contact the owners and to get the infraction corrected. The owner could not say he would take care of it. The infraction had to be completed within the one-week period. Whether Mary chooses to do this or not, the Board voted to go along with Larry recommendations on the various violations and whatever Mary might have gotten fixed could then be removed from the list.

In one week, letters will be sent out to the offending parties, and they then will be told that they can plead their case to the Fining Committee as to why they don't deserve the fine. This committee will decide whether to keep or reject the fine. They cannot decide whether the amount of the fine can change. If a fine is upheld, the owner has 5 days to pay the fine that was levied by the Board.

Larry also stated that there were a few owners who had made a change on their homes/lots but they had failed to get the ARC permission to do so. This results in a \$100 fine. These owners will be notified via letter of this fine.

Chuck wanted to know what the Collection Policy was for non-compliance violations and whether it was the same as what was created for those who fail to pay their dues. I thought they said they hadn't yet developed a policy for this but I'm not sure on this one....

No other committee reports were given.

MISC ACTIONS

1. Janet Lorie was accepted as an ARC member. She had been doing the spreadsheet for ARC so this just made it official.

2. It was decided that the issue involving the Rivendell old, barbed wire fence that had been taken down when a Pine Ranch owner cleaned up his back forty would not be pursued. Because the previous Board had nothing in writing from this owner agreeing to any of the things which the Board had done, the Rivendell attorney advised it was an action that would cost more than what it would be worth.

The previous Board had spent \$3200 for a survey but the owner didn't agree to sharing the cost of a survey since he already had done one when he just purchased the parcel. The previous Board spent \$4000 on a new fence that looked super, but the owner said he would have preferred bushes and he never wanted a fence. Also, no fences are required in Florida between 2 property owners...Rivendell and Pine Ranch. The old fence was in sad shape and there was no value to what was lost when it was removed. The previous Board also spent an additional \$1000 on legal fees dealing with this situation. The Pine Ranch person never agreed to any of this in writing and therefore, it can't be argued that he should pay.

Larry added that this owner had gotten rid of some invasives. Had that become an issue between Rivendell and the county, then Rivendell might have pursued some action, but the county had no problem with any of the clearing that was done; thus, there were no additional costs coming to Rivendell from this clearing of invasives.

3. It was discovered that a Fordingbridge home is doing a short rental to some Baltimore Orioles players and because this is against our Covenants, the owners will be fined \$100 a day up to the allowed \$1000 for the period that covers the home being in violation.

Cathy Daignault suggested that the county be notified because if this owner has a homestead exemption, he is in violation of that as a result of allowing his home to be rented.

(Unofficial Minutes continued from Pg.15)

CERT (Terry Siemsen)

Terry requested that the Board reactivate the CERT committee and he volunteered to be its Chair. Once the committee is accepted by the Board, Terry then has the ability to contact the County Emergency Management folks for info/help/etc.

Terry stressed that this committee would emphasize Rivendell residents being prepared, being resilient and being responsible for managing their own emergency needs in the first 72 hours after a disaster occurs and before help can arrive. To accomplish these goals, Terry suggested that various classes could be attended that deal with CPR, First Aid, Heimlich Maneuver, lightning safety, and in recognizing the symptoms of heart/stroke issues. He wanted people to have immediate easy-to-access list of emergency numbers for help and for their neighbors. Terry didn't anticipate this being a cost for Rivendell unless there were a significant number of people wanting to take the classes and Rivendell would agree to pay for these classes.

Some people mentioned equipment that had been purchased in past years and which was left to "rot" in the pool closet. Terry said that any equipment needs to be regularly serviced if it's to be dependable, that you can't just store something somewhere and expect it to be operational when or if the need arises.

The Board decided it was a good plan to reactivate the committee and they also thought that Terry, having been on FEMA, would be an excellent choice for its Chair. The committee reactivation was approved.

HOMEOWNER COMMENTS

1. One owner wanted to know why the recently adopted amendment to charge new owners \$500 was not on the website. Larry said that he had filled out the necessary paperwork and that it all was in the hands of the attorney. Until the attorney files this amendment with the county, it can't be applied to new owners. Once he files the amendment, it becomes enforceable. When it was asked what's the holdup, the answer was that the attorney was out of the country. Fred was to check to see if other attorneys in the office could register this amendment with the county.

2. Another owner wanted the Board to have a tree replacement budget. He stated that the original Board for Rivendell set aside \$10,000 a year to plant new trees. Recent Boards no longer are spending money to replace trees that are being removed. Larry said they discussed the tree issue in the MC the previous night and it was decided that they would be talking to an arborist about whether trees were needed and if so, where would be good spots for them to be. Larry mentioned that in the past, trees were being planted too near other trees and they did not grow. Mark mentioned that some trees being

planted were trees that were better kept in the woods and not around homes or in common areas. He also stated that trees had been removed because "survival of the fittest" meant some trees would just not flourish in a close proximity to another tree. It was felt that if trees are to be planted, there needs to be a plan as to where they will be planted and whether those trees are the right trees for a particular location. The owner felt this issue should come before the Board and not stay in the MC and he was prepared to bring it up at all future meetings.

3. Another owner hated the vines that are along Rivendell Blvd, across from the Cottages. She felt they are overhanging the street, are a nuisance and should be removed. Larry told her that this is school property, that a few years ago, he met with school officials to see if they'd agree allowing Rivendell to pay for the removal of some of these vines that are near our street. The school refused the offer because of liability concerns.

Well, that was my take on what I thought I understood. If there are any mistakes, I apologize. I do not plan to send out any corrections. If you think there are errors, check with the Board to see whether I misrepresented something. Again, these are UNOFFICIAL MINUTES.

If you want to forward them to your Rivendell friends and neighbors, feel free to do so.

Nancy Dobias

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