



The Woodlands Word @ Rivendell

*Your
Community Resource*

APRIL 2015

Message From The President

I thought this would be a good time to give you my thoughts regarding Board Member responsibilities and the protocol/procedures used at our Board Meetings. The protocol/procedures on page 4 have been used for a number of years and I am only presenting them for clarity so that the Board, as well as all homeowners, is aware of how I will continue to oversee the Board Meetings while I am President.

I would also like to remind everyone that our Board Meetings are just that - a meeting of the Board to transact the necessary business of our Association, primarily the maintenance of our common lands and property. And while we value homeowner comments, we must hold those comments to a strict time allowance at the end of the regular Board business.

~ Gwenda Stepien, President

Highlights of Board Meeting

March 2, 2015

By Carol Heckert;

Reviewed by Bobby Merrill

Attending: Gwen Stepien, Walter Perkowski, Joe Sefack, Bobby Merrill

The meeting began with a speaker, Steven Covert, principal of Pine View School. He said that the school's entire heating/air conditioning/electrical system is going to be replaced. This will be a three-year project, beginning during the coming summer. The students will be taught in portable classrooms while their buildings are undergoing renovations. A new math/science building will also be built in the center of the campus. THERE WILL BE NO INTRUSION ONTO EITHER THE PINE VIEW PATH OR RIVENDELL BLVD. The markings we see were placed by surveyors to lay out the project. Mr. Covert will ask someone to come to address potential traffic problems at the April 6 Board meeting.

Manager's Report: Shannon Banks, our Property Manager, requested a motion that bad debts under \$100 be written off. The motion was approved. A motion on the collection procedures for Lighthouse to follow for past due accounts was approved.

Treasurer's Report: Our expenses were under budget. \$45,000 in dues and fees are overdue, but only \$28,000 is past due over 90 days.

Maintenance Committee Report:

- Pool – Both heaters were replaced under warranty. The new heaters are working fine. Pebble Pools, our contract company, has been bought out by Healthy Pools, who will continue to work under the current contract.

- Preserves and Lakes: Removal of invasive plants in all common areas will be added to the Aquagenics contract, which currently covers only wetlands and preserves.

(Continued on pg. 2)

Message from the President.....	1
Highlights of March 2 Board Meeting	1
Maintenance Committee Report.....	3
HOA Board Protocols	4
Nicki and Tabitha	6
Household Hint for Screen Doors.....	7
Earth Day April 19.....	7
Places to Go:	
Tide Tables, Cortez	8
Boca Royale Golf & Country Club	8
Selby Spring Music Series.....	9
Book Group Schedule	9
Residents Helping Residents	10
ARC Report	11
Official Board Minutes	13
Who We Are	15

(Board Meeting continued from pg.1)

- A request was made to fund water connectors to the new County water meter at the Park Trace entrance. The Board approved up to \$1,100 for the installation.
- The Board approved \$125 semi-annually for a maintenance contract for the main irrigation pump.
- A new pothole on Rivendell Blvd. will be reported to Sarasota County.

Communications Committee Report: Homeowners were asked to check the accuracy of their phone numbers in the 2014 Community Directory in preparation for publication of the 2015 Directory. Email addresses will not be included in the new directory unless requested by the homeowner. Homeowners are asked to submit the Community Directory Update Form, found at the back of the Woodlands Word and on the website, to Lighthouse Property Management.

New Business:

- An uncollectable fee of \$175 will be written off as bad debt.

- A homeowner on Eagle Isle Court will be fined \$1,000 for a truck violation.

Homeowner Comments:

- A homeowner charged that Aquagenics is not licensed to use pesticides in a residential area. She plans to report them to the State. Lighthouse believes they are properly licensed.
- A homeowner made a second request to have Oscar Scherer Park remove encroaching plants behind her house that she considers a fire hazard. The park will do a prescribed burn if the Board gives their permission. The Board will give permission once they receive a written request from Oscar Scherer Park and County approval.
- A homeowner reported that Bay Street will be extended to Honore Ave. in 2015.
- A homeowner said he had not received a response to a letter he wrote the Board. The Board replied he had received a response stating that his request was unreasonable.

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Rivendell
RESIDENT & AGENT

MAINTENANCE COMMITTEE REPORT

February 25, 2015

By Jim Stepien, Chair

We began our meeting with a review of the past month's maintenance issues:

Pool - Our Pool Company has been working hard to resolve a recurring problem with the new heater we had installed. The heater manufacturer agreed to replace both units, even though one was out of warranty, with new heaters. They have been installed and are working much better. Our Pool Contractor Pebble Pools has been consolidated with Healthy Pools. Healthy Pools will take over the contract with no changes.

Landscape - Our landscape company West Bay (WB) has been doing routine plant trimming and maintenance. The common areas are looking good thanks to our unexpected rains.

Preserves and Lakes - We have had no issues and our lakes contractor – Aquatic Systems and our preserve/wetlands contractor – Aquagenics (DBI) continue to help our community meet all county and state requirements.

Other - Pothole on Rivendell Blvd. reported to the county.

Ongoing Items:

We discussed the completion of the irrigation at the Park Trace entrance now that the county has installed the water meter. The WB estimate will be provided to the Board for approval.

We will make a recommendation to the Board to enter into an annual maintenance contract with Water Equipment Technologies for our main irrigation pump and control unit. Water Equipment Technologies is the original contractor that installed the pump.

We also continued our discussions regarding irrigation at Crane Pond and we are in the process of obtaining estimates to finish this project.

MC members are working with a WB agronomist to determine needed tree replacements throughout the community parks.

New Items:

MC members volunteered to review some suggested improvements to the pool and will present recommendations at our next meeting.

An MC member volunteered to review the needed repair or replacement of the play equipment and also needed repairs to the gazebo at Crescent Park. Options will be discussed at our next meeting. Another group of MC members have agreed to look into some park bench options for our community.

One last item: we are always looking to welcome more volunteers to help the community by working with the Maintenance Committee.

The MC meets the last Wednesday of each month at the Cottages Clubhouse at 7:00 PM.

Next Rivendell Board Meeting

May 4th, 2015 6pm

at Historic Spanish Point in Osprey

Any changes to this date will
be posted on the website
www.rivendellcommunity.com

Next Maintenance Committee Meeting

The Maintenance Committee meets
the last Wednesday of each month
at 7pm in the Cottages Clubhouse.

Editors' Note: *The following is a reprint of a document that was shared with the Rivendell Board of Directors at its March 2, 2015 meeting. As such, it is published as it was received with some formatting changes. The Woodlands Word is not responsible for any errors in spelling, grammar, or content. We are making the document available to all homeowners for reference.*

THE WOODLANDS AT RIVENDELL HOMEOWNERS ASSOCIATION BOARD PROTOCOLS

President's Statement:

Organization principles – rules of conduct – are necessary to shape a strong and effective Board of Directors for the betterment of the entire community. Based on freedom of speech, respect for fellow members, uniformity and fairness, the principle of majority rule, the right of the minority to be heard, and the duty to abide by the will of the majority. If followed, it is then and only then the Board can make a most effective contribution to the association members needs.

If there were no rules or established customs, and if each could talk on any subject as long and as many times as he pleased, and if all could talk at the same time, it would be impossible in most cases for the Board to complete any association business

Experience has shown the most serious defect in many board meetings is the lack of decorum.

Duties and Rights of Board Members:

To acquire a working knowledge of the association's governing documents and standing rules.

To be knowledgeable about parliamentary procedure (Roberts Rules of Order).

To follow approved meeting agenda.

To receive permission to speak before speaking.

To avoid speaking upon any matter until a motion has been made and seconded.

To maintain focus, not moving to a different topic until the current one has been resolved.

To discontinue debate once the motion is put to a vote.

To refrain from all personal comments in debate.

Supporting Board Policies

Once the Board has resolved an issue or established a policy, it is expected that all Board members will support the Board's policy and not revisit the issue in further meetings. Expressing personal or diverse opinions after board meetings (once a Board decision is made) is inappropriate.

Communicating Within the Community

Association members look to the BOARD for leadership. No communication should be made by individual Board Members directly to the association members so that individual opinions are not confused with official Board policy or decisions.

The Board works together as a team in conveying messages within the association. Homeowners deserve fair, ethical treatment and factual information. Our newsletter and web site serve this purpose.

PROCEDURES FOR CONDUCTING MEETINGS OF THE ASSOCIATION

ORDER OF BUSINESS - (All business is brought before the meeting by agenda item, a motion/ resolution, or a report of a committee.)

- Call to Order - establish a quorum
- Approve Agenda
- Approve Previous Minutes
- Managers Report
- Treasurers Report
- Reports of Standing Committees and/or Select Committees
- Old Business
- New Business
- Homeowner Input
- Call for Adjournment

Approve Agenda - The agenda is set by majority Board determination at least 48 hours prior to the Board Meeting in accordance with established procedures. New agenda items will not be considered unless it is necessitated by an emergency.

Approve Minutes of the previous meeting. Corrections are asked for. (It's expected each Director will have read the minutes prior to the meeting.) The minutes stand as approved or as corrected.

Reports - Property Manager and Treasurers.

Reports of Standing Committees: The committee chairs are appointed by the Board and are expected to submit reports at board meetings, and at annual meetings.

Homeowner Input: The Homeowner Input is devoted to comments by owners. Owners have the right to attend and speak at Board meetings, except in the case of executive sessions. The questions considered can be postponed (tabled) to another time, or referred to a committee to examine and report on it.

No Board action may be taken upon a matter raised until the matter itself has been specifically included as an agenda item for action.

Homeowner Participation Procedures: While, as a general rule, free debate is allowed on every question, it's necessary for the Board to have rules to prevent excessive time being consumed on any one comment and to complete the agenda:

- The Board will hear only one owner at one time for **three minutes**.
- An owner can be permitted (by a majority vote of the Board) to speak more often or longer whenever it is desired.
- The Board may choose to limit the debate by setting a specific amount of time for the question, or the Board may choose to close debate altogether.

Adjournment: In order to prevent the Board from being kept in session an unreasonable time, no meeting should go longer than ninety (90) minutes maximum.

Nikki & Tabitha

By Mike Bergman and Judy Sokal



We met **Nikki**, a black and white Havanese, and her best friend and companion, **Tabitha**, an apricot toy poodle, two little beauties, who share their home at 806 Foothill Court. They can be seen taking their people for a twice-daily exercise walk along the streets of Rivendell, at



the end of their leashes. Nikki is the big sister, at 2½ years of age, fully grown at 8½ pounds. She was born in Minnesota, and moved here when she was 8 weeks old. Tabitha is a nine-month-old rescue who arrived from a foster home as a Christmas gift for Nikki. She weighs 9½ pounds, but could grow to 10 or 11 pounds. They get along really well, and Nikki has become very protective of her sibling.

Nikki's favorite toys are Bunny and Sheepie. Tabitha loves all of her toys, and enjoys tossing them out of her toy box. They both have developed friendships in the neighborhood. Nikki enjoys the company of her people friends, particularly Walter and Anna and Cindy. Her favorite dog friends are Tina and Scooby. Tabitha just loves *Ronin*, who lives nearby.

Both dogs feast on their *Fresh Pet* dog food and are treated with *Bacon Beggin Strips*. Tabitha came from a very crowded environment, so she was forced to fight for her share of food. Her man-

ners are improving daily, and she now shares well with Nikki. Both dogs are sweet and affectionate, but Nikki is the star performer. She's learned to do many tricks. She sits, gives her paw, lies down, and stands on two feet. She has also trained her people to reward her with extra snacks for her efforts. And after an exhausting day of licking, and kissing, and playing with their visitors, it's off to the center of their big bed, while their owners share the remaining space they're allowed.



Friends forever, Nikki and Tabitha

LOOKING FOR RIVENDELL CLASSIFIEDS?

ITEMS FOR SALE, ITEMS WANTED, LOST AND FOUND, HELP WANTED, GARAGE SALES, RESIDENTS HELPING RESIDENTS, SERVICE PROVIDER RECOMMENDATIONS



All Rivendell Classifieds are now on the new community website

www.rivendellcommunity.com

Contact Lighthouse Management for the password to the residents section of the website.

For other information regarding the Rivendell classifieds please contact Gary Mruz
gary.mruz@gmail.com

Helpful Household Hint: Cage Door Sweep



When the cage door rubber sweep (also called the bug sweep) gets old, the rubber strip that is supposed to make a seal with the concrete deck becomes brittle and cracks or falls off completely. This leaves a large gap inviting critters into your poolside sanctuary. Replacing this is as simple as removing three or four screws or bolts with the appropriate tool, and re-securing the new sweep in place. Remember, a bug sweep can only do so much as there will always be some gaps due to design and uneven deck material.

Call Bishops Aluminum at 941-925-3200 for a replacement "bug sweep". Or check with the company that installed your cage (i.e. Absolute Aluminum 941-497-7777). If you don't want to replace it yourself, either of these companies can install it for you.

Another option is to remove the current sweep and take it (and fasteners) to Home Depot, Lowe's, ACE Hardware, etc. Door sweeps vary, so it would be helpful to have your current one with you. Price will vary depending on material used. Explain to the sales person that it is to be used on an exterior screen door for a pool or lanai. Ensure that the material won't rust.



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Earth Day at Oscar Scherer State Park Excerpted from Earth Day notice in Wings & Things, Venice Audubon Newsletter, March/April 2015, page 7



Earth Day will be celebrated on Sunday, April 19th at Oscar Scherer State Park, from 10 a.m. to 5 p.m. There will be displays with information about the Venice Area Audubon Society, as well as materials for kids to make peanut butter pinecone bird feeders. It's fun to help young people and learn about and develop an enthusiasm about birds and habitat conservation.



**The Rivendell Community Web
Site is available at**

WWW.RIVENDELLCOMMUNITY.COM

**Please contact Lighthouse
Management for the password
to the RESIDENTS section.**

**The web site password
was also provided to each
resident within the annual
voting ballot/proxy mailer.**



Places To Go; Tide Tables Restaurant at Cortez Village

By Pam Babbitt

The Tide Tables Restaurant and Marina in the fishing village of Cortez opened in February, 2014. It is located on the water so diners can enjoy the breeze while eating freshly caught fish. Indoor and outdoor seating is available.

This is not an upscale restaurant, but who cares when the food and view are good! Here you may enjoy simply prepared seafood such as tasty grilled shrimp, grouper sandwiches, mahi mahi, fish tacos, and po'boys.

The Tide Tables Restaurant is accessible by car or boat. By car, it is on the south side of the road by the Cortez drawbridge immediately before going west over the bridge to Holmes Beach. If arriving by boat, remember to idle to the dock. Tide Tables Restaurant, 12507 Cortez Road West. 941-567-6206.



Boca Royale Golf and Country Club

By Catherine Middleton

This lovely venue is in Englewood, not really that long a drive from Osprey. I had lunch there with a group of friends recently. The dining room has panoramic views of the beautiful golf course. There were 12 of us and the server did a good job of keeping up with everyone's individual requests, including separate checks, of course.

The lunch menu has an ample number of selections including soups, salads and sandwiches. A nice touch is that they offer half or full portions of some of the salads so you can decide depending upon your appetite that day! I had the cedar plank salmon salad topped with crispy leeks, which was a nice touch. The dinner menu includes several entree choices that sound delicious. I may have to go back one evening. They serve dinner on Wednesdays, Thursdays and Fridays. (Important to mention that they automatically include a 20% gratuity on each check for both lunch and dinner.)

This Club is open to the public for golf, tennis and dining. All of the information you may need is on their well-done website. <http://www.bocaroyale.com>.



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Selby Spring Music Series - 2015

<http://selby.org/event/selby-gardens-spring-music-series-2015/2015-04-05/>

Beginning in April for 6 consecutive Sundays, talented artists with a variety of musical styles from across the region will perform under the Banyans. The concerts also encourage beautiful walks through the Gardens. Each concert starts at 1:00pm.

Performances are free with paid admission to the Gardens (free to members). Guest passes, reciprocals and coupons are not accepted for this event.

Lawn chairs and blankets are welcome; however, coolers are not permitted. Food and beverages by Local Coffee & Tea will be available for purchase. Limited parking is available at the Gardens, with public parking just a short walk away.

April 5th: Kim Betts & Gamble Creek Band

April 12th: Mincey & Dehart

April 19th: Paisley Craze

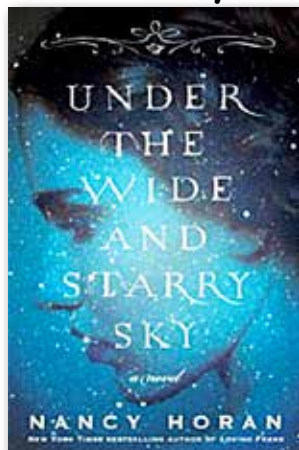
April 26th: Jazz Ed

May 3rd: soulRcoaster

May 10th: Sarasota Concert Band

Book Group Schedule

By Marilyn Probert



The April 13 Book Group selection will be *Under the Wide and Starry Sky* by Nancy Horan. This historical novel concerns the love story of Robert Louis Stevenson and his tempestuous American wife, Fanny. During their marriage the Stevensons roamed far and wide, and, no matter what the circumstances, Fanny was able to create

an environment that enabled Louis to write prolifically despite his ill health. Ms. Horan had access to personal correspondence and biographies and was able to write her novel from the perspectives of both Louis and Fanny.

Cindy Schmidl will host the group at her home at 1100 Mallard Marsh Drive; please telephone her at 941-918-1570 if you plan to attend.

The Midwife of Hope River, a debut novel by Patricia Harman, will be the topic in May. This novel, set in the 1930s, features Patience Murphy, a midwife newly arrived in Appalachia, who is fleeing her past. She gets patients whom the white doctor in town refuses - the blacks and the poor. Consequently, Patience deals with a great deal of poverty and disease as well as racial tension.

In June we will discuss *All the Light We Cannot See* an award-winning novel by Anthony Doerr. After the fall of Paris in 1940, Marie-Laure, a blind French girl, and her father escape to Saint Malo, a coastal city in Brittany. Meanwhile Werner, a German orphan with a talent for fixing radios, is accepted at an elite military academy where his ability is seen as useful to the German cause. Doerr tells the stories of their parallel lives and how they intersect in Saint Malo.

The Book Group meets on the second Monday of the month at 7:30pm. All Rivendell residents are welcome; please notify the month's hostess if you'd like to participate.



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BABYSITTER: 14 year-old Rivendell Pine View student has certified American Red Cross Babysitter's Training with Pediatric First Aid and CPR. I absolutely love kids! Call **Zoe Gavette** at **941-918-8200**.

LAMPPOST REPAIR: Rivendell Resident **Bill Bloom** is offering lamppost repair services. Is your lamppost light staying on? Charge is \$40 for parts, labor and cleaning. Replacing a burned out bulb is \$15, and this includes new bulb and cleaning. Call **941-918-8386**.

BABYSITTER: **Sivan Yohann**, **941-408-5549**, a Pine View junior and a very experienced babysitter. I will keep your kids busy with soccer and crafts and all sorts of activities. I am extremely friendly and responsible! References available upon request.

BIKE REPAIRS, KAYAK AND BIKE RENTALS: **Mike** and **Sheila Lewis** offer free delivery and pick-up to Rivendell residents for bike and kayak rentals, bike repairs and maintenance. Call **941-346-1797** or email **ssrentals@aol.com** or visit their web site at **www.siestasportsrentals.com**

COMPUTER REPAIR AND INSTRUCTION PLUS ALL HOME ELECTRONICS (TABLETS, SMART PHONES, TV's, DVD's, NETFLIX and MORE):

For Rivendell & Willowbend residents I charge a very reasonable \$20 an hour rate. I also offer flat charges such as \$40 max for any computer virus repair taking over one hour. I am a Rivendell resident with thirty years computer and home automation experience. Call **Gary Mruz 941-786-6019** or email **gary.mruz@gmail.com**

WANTED: CAVALIER KING CHARLES OWNERS!

Do you have a well mannered, potty trained Cavalier and would like to reciprocate sitting services with me while you or I are away, or use as back-up in case of emergency? Must be up to date on all shots and flea/heartworm protected. No monies involved, just assurance that our babies are being well taken care of and loved while we are on vacation. Apollo would love to have a new friend. Call **Anita @ 941-321-0452** if interested.

SEAMSTRESS NEEDED: Rivendell resident **Lois Konet** has several dresses that need re-hemming. Fee is negotiable. Can anyone help her out? Please call Lois at **941-966-8917** or email her at **loisjkonet@yahoo.com**.

Rivendell Residents

Please send your name, phone number, and a description of the service you can provide to other Rivendell residents.

Email your information to Marilyn at **marilynprobert@gmail.com**

Next Architectural Review Committee (ARC) Meeting
The ARC meets the last Tuesday of each month at 6:00pm

Location: Cottages Clubhouse
 Applications are due to Lighthouse Management by the
 third Tuesday of each month.

Architectural Review Committee Agenda 2/24/2015

The ARC meeting was called to order 6:00 pm with a quorum of committee members present.

Chairperson: Jessica Fenton Members: Jim Stepien, John Martin, Margaret Verhagen. Board Liaison: Joe Sefack.

The following applications were reviewed and decided for action.

ITEM	ADDRESS	WORKPLAN	RESOLUTION
Old Business			
1.	751 Fordingbridge Way	Fence	Resolved: On hold <i>Survey plan required</i> Motion: Jessica 2 nd : Jim Vote: Unanimous
New Business			
2.	940 Scherer Way	Pool cage Landscaping	Resolved: On hold <i>Additional information required</i> Motion: Jim 2 nd : Cindy Vote: Unanimous
3.	694 Clear Creek Drive	Landscaping	Resolved: Approved Motion: Jessica 2 nd : John Vote: Unanimous
4.	1105 Mill Pond Court	Landscaping	Resolved: Approved Motion: Jim 2 nd : Maggie Vote: Unanimous
5.	1155 Mallard Marsh	Pool resurfacing	Resolved: On hold <i>Additional information required</i> Motion: Jim 2 nd : Cindy Vote: Unanimous
6.	1205 Lost Creek Court	Repaint house	Resolved: Approved Motion: John 2 nd : Cindy Vote: Unanimous
7.	1205 Lost Creek Court	Replace door	Resolved: Approved Motion: Maggie 2 nd : Jim Vote: Unanimous
8.	587 Meadow Sweet Circle	Fence	Resolved: Approved Motion: John 2 nd : Maggie Vote: Unanimous
9.	824 Placid Lake Drive	Landscaping	Resolved: Approved Motion: Jessica 2 nd : Cindy Vote: Unanimous
10.	527 Meadow Sweet Circle	Repaint house	Resolved: Approved Motion: Cindy 2 nd : Jessica Vote: Unanimous

Next meetings **March 31 and April 28, 2015 at 6 pm.**

Motion to close the meeting: John Second: Jessica Vote: Unanimous

ARC meeting adjourned at 6:55 pm.

ARC Committee Report & Comments

The Committee apologizes for the November & December meeting delays. It was a combination of sickness, vacation, holidays and work schedule.

The ARC Committee met on January 2nd at the Community Pool at 4PM. They reviewed 21 applications.

19 Approved

1 Denied

1 On Hold

The ARC Committee terms expire on January 31st. Any homeowner wishing to serve on the ARC Committee should forward their letter of intent to Lighthouse Management for Board approval at the March Board Meeting.

TEAM NORDSTROM

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Editors' Note: The following are the official minutes of the Rivendell Board of Directors. As such, they are published as they are received. The Woodlands Word is not responsible for any errors in spelling, grammar, or content. The official Board Minutes can also be viewed on-line at the Rivendell website.

RIVENDELL COMMUNITY ASSOCIATION, INC.

A Corporation Not for Profit

**MINUTES OF THE BOARD OF
DIRECTORS MEETING- January 5, 2015**

A REGULAR MEETING of the Board of Directors was scheduled to be held at 6:00 P.M., at the Historic Spanish Point at 337 N. Tamiami Trail, Osprey, Florida.

The meeting was called to order at 6:00 P.M., by Shannon Banks of Lighthouse Property Management.

Notice of the meeting was delivered to each Director and posted on the property prior meeting, in accordance with the requirements of the Association Documents and Florida Statutes.

The following Directors were present:

Vincent Barone Joe Sefack Gwen Stepien Walter Perkowski

Bobby Merrill was absent; a quorum was declared to be present.

On matters relating to the minutes of the previous meeting a motion was made by Mr. Sefack and seconded by Mr. Perkowski to approve the Regular Board of Directors meeting minutes of December 1, 2014. The motion was passed.

REPORTS OF OFFICERS,

Manager's Report, Ms. Banks provided a report (see attachment #1).

Treasurer's Report, Mr. Merrill was absent and no report was provided.

Committee Reports,

ARC, Mr. Sefack provided the attached written report. (see attachment #2)

It was requested that management send out an email blast requesting ARC committee member intents be received by January 31st to be considered at the February 2, 2015 Annual members meeting.

Maintenance Committee, Mr. Stepien reported the following:

- Pool Heater issues resolved- Water flow issues noted and will be watched.
- Main irrigation pump issues to be assessed (Ken Alarie will be notified)

Next Meeting set for January 28, 2015 at 7 pm, held at the Cottages Clubhouse.

It was requested that management send out an email blast requesting Maintenance committee member intents be received by January 31st to be considered at the February 2, 2015 Annual members meeting.

Communications Committee, Ms. Heckert reported that the newsletter was just released and the next is scheduled to go out after the election in February. Ms. Heckert reminded the owners of the importance to update their contact information on file with Lighthouse and providing the association approval to publish their contact info in the directory.

Mr. Mruz reported to the Board that the website has received 321 hits over the last 30 days; 168 of these are unique users.

It was discussed that the current residential website access password may be too general and should be updated to provide more security to comply with state law. A motion was made by Mr. Sefack and seconded by Ms. Stepien:

MOTION 15-1: to approve the reassignment of a more secure password to access the association's website and to be updated annually. Upon a vote,
3 Board members were in favor and 1 (Mr. Barone) opposed. Motion Passed

Old Business;

No old business was discussed.

New Business,

No new business was discussed.

The Board scheduled their next meeting for February 2, 2015 at 5:30 pm. This will be the Annual Members meeting.

Owner Comments,

An owner reported to the Board that the ARC committee's inability to hold a meeting in November and December is highly inconvenient and presents homeowners a difficulty having things done. He also requested that his information be updated on the websites directory. He noted his concern that the Board/ Committee is not abiding by the associations documents.

An owner commented that the ARC meetings were postponed in the past and feels as though the Board should consider deviating from the documents dictation.

An owner commented that the Christmas decorations and landscape committee are doing a tremendous job.

With no further business before the Board, a motion made by Ms. Sefack and seconded by Mr. Perkowski, the meeting adjourned at 7:13 P.M.

Shannon Banks, CAM
Lighthouse Property Management

RIVENDELL COMMUNITY ASSOCIATION, INC.

A Corporation Not-For-Profit

c/o LIGHTHOUSE PROPERTY MANAGEMENT, INC.

16 Church Street

Osprey, FL 34229

941-966-6844 Phone 941-966-7158 Fax

Manager's Report

On Site/Maintenance-

- Weekly community visits
- Compliance drive not conducted in December; Scheduled 1/13/2015
- Requested the repair to several sidewalk areas (ongoing- recent 722 FB & 806 FH)
- Requested Street Light repairs as reported
- Requested the repair to the pool heater
- Requested the repair to an entrance light
- Confirmed the repair to a breaker box for lights 16-18
- Coordinating the removal of the C. Park tree and sidewalk repair (tentative date next week)
- Requested pool heater maintenance contract (pending receipt)
- Contacting pump company to discuss main irrigation pump issues (ongoing)

Administrative-

- Forwarded financials to Board for review.
- Forwarded draft agenda to board for review.
- Forwarded draft minutes for review.
- Forwarded ARC requests to committee.
- Forwarded approved minutes to publishing in the newsletter.
- Send out email blast in regards to BOD meeting.
- Coordinating the Annual meeting arrangements
- Provided the staking sheet and payment for the water meter at Scherer Way.
- Discussed AR matters with accounting and requested motion form the board
- Currently preparing a collections process resolution for the Boards consideration.

Correspondence-

- Letters sent to homeowners regarding submitted ARC forms.
- Minimal letters sent to homeowners with compliance violations, due to no inspection
- Email Correspondences.

Compliance-

- Compliance letters mailed to homeowners since last meeting.
- Letters mailed: 6

Shannon Banks, CAM
Managing Agent

WHO WE ARE Rivendell Board of Directors

Gwen Stepien, President
(gweninthesun@msn.com)

Joe Sefack, Vice-President
(jr.sefack@gmail.com)
Liaison to Architectural Review (ARC)

Walter Perkowski, Secretary
(walter@SRQmoves.com)
Liaison to Maintenance

Bobby Merrill, Treasurer
(bobbymerrill3@aol.com)
Liaison to Communications

Vinny Barone, Director at large
(vabarone5@gmail.com)

Sub-Association Officers

The Cottages Board of Directors
RU1NA = Rivendell Unit 1 Neighborhood Association

Ken Alarie, President
Steve Bragg, 1st Vice President
Bill Vanik, 2nd Vice President
Margery Arendt, Treasurer
Carol Costa, Secretary

Patio Homes Board of Directors
Edward Diggs, President
Jayne Irene, Secretary
Bruce Whalen, Treasurer

The Villas Board of Directors
Dianne Enger, President
Sherry Sholtis, Vice-President / Secretary
Fred Hawkins, Treasurer

RCA Committees

Communications

Board Liaison: Bobby Merrill
Chair: Carol Heckert
(carolheckert@verizon.net)

Database Liaison: Barb Gahry

Block Captains: Cindy Schmidl

Newsletter: Linda Pearlstein, Judy Sokal,
Kay Mruz, Marilyn Probert, Pam Babbitt

Reporters: Ed Lin, Catherine Middleton,
Norma Lee Rhines

Reporter Representative: Mike Bergman

Webmaster: Gary Mruz

Architectural Review (ARC)

Board Liaison: Joe Sefack

Chair: Jessica Fenton (jessiqtpi@yahoo.com)

Committee Members: Jim Stepien, John
Martin, Cindy Caria, Margaret Verhagen

Maintenance Committee (MC)

Board Liaison: Walter Perkowski

Chair: Jim Stepien (jimstepien@gmail.com)

Committee Members: Dave Gill, Carol Heckert,
Carole Myles, Bruce Lorie, Sallie Hawkins,
Curt Kennedy, Kevin Humbert, Jane Lettich

Lighthouse Property Management: 966-6844

Property Manager: Shannon Banks,
shannonbanks@mgmt.tv
Assistant: TBA

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A client came in the other morning for his three-month clean and check. He is very attentive to maintaining his aids in their best condition.

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