



*Your
Community Resource*

The Woodlands Word

March 2024

A Full House at Dining Out!



The Dining Out group was at capacity (20 diners) on February 22nd, the first time the group has met on a weeknight for dinner. The group gathered at organizer Adele Kellman's home for a "meet and greet" before the dinner, and then proceeded to the restaurant: Phillippi Creek Oyster Bar. We sat at a long table in the Garden Room. The next dinner will be on a Saturday evening, April 27th, beginning at 5:30 pm. Watch the next Woodland Word for an announcement of the location. To reserve a spot, contact Adele at adele.kellman@gmail.com.

Ice Cream Social

Saturday, April 13, 3:00 to 4:30 pm
at Crescent Park

Calling for volunteers to help with this upcoming fun event! The whole community is welcome (we especially hope to see the kids) to join us for **free** ice cream, fun and fellowship with our neighbors. If you are willing to help with this event, please reach out to Lisa Boggess at lbogg@msn.com.



Declutter Your Way to a Simpler Life

Is it time for spring cleaning? Don't view it not as a burden, but as an opportunity to simplify your life and rediscover hidden treasures.

Start with a Plan: Categorize your belongings into "keep," "sell," "donate," and "discard." Tackle one category at a time to avoid feeling overwhelmed.

Memories vs. Clutter: Be honest. Does that old lamp spark joy, or just collect dust? Keep items with sentimental value, but let go of things you no longer use or love.

Embrace Multifunctional Furniture: Opt for furniture that serves multiple purposes, like ottomans with storage or beds with built-in drawers.

Utilize Vertical Space: Install shelves, cabinets, and organizers to maximize storage without sacrificing floor space.

Declutter with a Purpose: Sell unwanted items online or at consignment shops. Donate to charities and give items a new life.

Find Freedom in Letting Go: Remember, decluttering is about freeing yourself from physical and emotional clutter. Embrace the lightness and enjoy your newfound space.

Decluttering and downsizing can be an empowering experience. By following these tips and focusing on what truly matters, you can create a comfortable and clutter-free haven in your home.



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Ladies Walk 'n Talk

Six people joined the first meeting of the Walk 'n Talk group, with others interested but unable to come to the meeting. This was an enthusiastic group, and they agreed to meet once a week at the Rivendell Community Pool, on Thursdays at 10:15 am. The idea is that the walk will last around an hour, and over time, the group will find its own pace. The route will be varied to keep it interesting, and different members will lead the group. The first walk will be Thursday, February 22nd. Rivendell ladies are encouraged to join the walkers every Thursday at 10:15 am.

The founding members are shown in the photo below:



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Rivendell Residents on the NEXTDOOR
social network www.nextdoor.com**

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**Do you have any questions about Rivendell or
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**Nextdoor is the world's largest social network for the neighborhood.
Nextdoor enables truly local conversations that empower
neighbors to build stronger and safer communities.**

Socially Speaking

Reported by Adele Kellman

Social Committee Events for March 2024

- ☐ Sunday, March 3rd, 5-7pm. International Potluck Supper on the Rivendell Pool Deck. To reserve, Lisa Boggess on lbogg@msn.com or call 540-345-9019. There is an alternate location in case of rain.
- ☐ Thursday, March 7th, 10:15 am at the Pool. Ladies Walk 'n Talk. Just show up, or contact Lesley Glick at Lesleymg8@gmail.com.
- ☐ Thursday, March 7th, 1pm. Bridge Club. To join, contact Barb Loe at 651-398-2256
- ☐ Monday, March 11th, 7pm. Book Group I. For more information contact Lesley Glick at Lesleymg8@gmail.com.
- ☐ Thursday, March 14th, 10:15am, Ladies Walk 'n Talk. See details for March 7th.
- ☐ Thursday, March 14th, 5-7pm, WOW- It's Ladies Night! on the Pool Deck. Contact Kathy Lysak at klysak@comcast.net.
- ☐ Saturday, March 16th, 10am. Dog Parade, beginning at Crescent Park, and proceeding down Mallard Marsh. For more information contact Ellen Sagalov at ellensagalov@hotmail.com or 847-867-3555.
- ☐ Wednesday, March 20th, 9am. Kayaking at Turtle Beach. Contact Jane Stevens at janie0441@gmail.com.
- ☐ Thursday, March 21st, 10:15am, Ladies Walk 'n Talk. See details for March 7th.
- ☐ Thursday, March 21st, 1pm. Bridge Club. To join, contact Barb Loe at 651-398-2256

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Book Nook



Book Groups Move Forward into Spring

For March, Book Group I is reading The Dutch House by Ann Patchett, and will be meeting at its regularly scheduled time, the second Monday of the month (March 8th) at 7:30. The group has recently finished scheduling books, discussion leaders and hosts through 2024.

For more information about this group, please contact Lesley Glick at lesleymg8@gmail.com, or Adele Kellman at adele.kellman@gmail.com.

Book Group II, which has restarted with some new members is reading Remarkably Bright Creature by Shelby Van Pelt, and will be meeting on Wednesday, March 27th at 7:30pm. Book Group II.

For more information, please contact Kristine Nickel at kristine@nickelcommunication.com.

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Deer Me . . . Flags Among Us

Almost every morning, a small herd of four white-tailed deer cautiously step out of the trees and meander across my lawn. Occasionally one or two will stop and have a nibble of grass and inevitably my dogs will spot them through the window and bark. The deer stop, frozen for second and then, their white tails standing erect, lope off headed for the preserve on the other side of the road. That erect white tail indicates that they are alert to danger. It's also known as their "flag". Indeed, the animal character – a white-tailed – in *The Yearling*, the Pulitzer Prize winning novel of life in rural Florida, was named Flag by its young friend Jody.

That heart-warming yet tragic novel about the yearling deer Flag points out many of the issues homeowners and farmers experience co-existing with these herbivores. They like to eat many of the foodstuffs we like to plant. Their diets of leaves, twigs, stems, flowers, acorns, fruits, mushrooms, and aquatic plants often are found in our yards or fields. In the Marjorie Kinnan Rawlings novel, it didn't matter how high they built the fence around the corn field, Flag could still jump over and eat their corn.

Fortunately, that is rarely the case in modern day Florida with its population of over half a million deer. While they can be a nuisance to your flower bed, most agricultural areas utilize deer deterrent systems. Hopefully, we are more engaged with enjoying their inherent beauty.

More About White-Tailed Deer

Similar to cattle, deer are ruminants with a 4-chambered

stomach and 65 feet of intestines to process their food. According to the University of Florida Extension Service, there are 30 subspecies of white-tailed deer in the Americas, with three in Florida. FYI -- species are taxonomically divided into "subspecies" when they are capable of breeding and producing fertile offspring, but do not interbreed in nature due to factors such as geographic isolation (as is the case with the Key Deer). In addition to the Key Deer, which are much smaller than other white-tailed deer, there is a Coastal sub-species which range from the Panhandle south along the Gulf Coast to about Tampa Bay.

The white-tailed we see in Rivendell are of the subspecies Florida White-Tailed. Deer are most active at dawn and dusk when they are feeding. They prefer habitats with open, low-growing vegetation with adjacent forested areas, allowing them feed while keeping an eye out for predators. It is important to NOT FEED DEER. Feeding deer, as well as any wild animal, will cause them to lose their fear of humans. That "habituation" is truly a death sentence. Animals begin to depend on humans for food, they become nuisances, they may attack humans, and ultimately, they will be humanely killed.

Enjoy our population of White-tailed. Use caution when driving at dawn and dusk. Never attempt to pet a deer or approach a fawn. Let's keep our "Flags" alive and well.





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by Debra Holton-Smith, Certified Health Coach

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TRY THIS TODAY: *Eat whole, unpeeled apples instead of apple juice or applesauce. The FIBER in the peel is KEY!!*

Best of Venice Winner for 2023



Best of Venice

Blair Post, HAS, BC-HIS, ACA

Board Certified Hearing Instrument Sciences
American Conference of Audioprosthology

I want to say thank you to everyone who voted for us in the Best of Venice awards from Venice Gondolier.

I appreciate all the support and everyone who took their time to vote for us.

Your support and continued encouragement has resulted in us being awarded Best of Venice, multiple titles and multiple years as both winner and finalist, Reader's Choice multiple years, and Small Business of the Year.

I am proud to have consistently offered service that is recognized by you and honored to receive so many awards over the years that our wall of awards has expanded onto another wall. Thank you for entrusting me with your hearing, I am glad I earned your respect.

Every day I hear stories about how hearing problems have interfered with enjoying life. I've always had one mission, to help everyone who comes to me to hear their best and engage in life.

Fifteen Years ago, I opened my own office and chose to treat all my clients as if they are family. Twenty-two years ago, when I chose this profession, I was inspired by my mother MaryEllen. She was already wearing hearing aids due to an ear surgery. Back then I was new to the industry and was not fully aware of how technology worked. As my ability grew, I noticed that the aids my mother was wearing were not the best for her needs. She was very social and would benefit from better technology. I was able to help her hear her best for her level of activities so she could have her best life.

If she was still with us today, I know she would be celebrating all the people who have been able to engage in their own life with more ease and better understanding.



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It's a First - the Rivendell Dog Parade Set for March 16 It's Sure to Be Doggone Fun

For the first time in Rivendell, we are having a "meet and greet" for dog owners in the form of a Dog Parade. On Saturday, March 16th at 10 am, dog owners, friends and pets will gather at Crescent Park (next to Shadow Bay Way) to get name tags and treats and to form into a parade line to stroll down Mallard Marsh. If you don't have a dog, you are welcome to join the group and watch the cute pooches. Here are your instructions:

- Costumes are encouraged but not required;
- Please bring your own beverage for yourself and your pet;
- Please bring your own poop bags (we have a garbage can for disposal);
- There will be a raffle for prizes;
- The event will happen rain or shine.



Unofficial Minutes of the Annual Members' Meeting for Rivendell Community Association New Officers In Place for 2024* By Nancy Dobias

Should you have been unable to attend the ANNUAL MEMBERS' MEETING held on Feb 7, 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 had happened. There could be 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.

All current Board members, except Cathy Daignault, were present for the meeting. (Cathy had the wrong time!)

PRESIDENT'S REPORT (Greg Volack)

Greg reported that Rivendell needs a new editor for the *Woodlands Word* because Kristine Nickel has resigned. It was also noted that this means Rivendell will need someone to be in charge of the Community Directory as well.

Greg added that the main pump on Rivendell Lake has a problem and will need replaced.

TREASURER'S REPORT (Kevin Boggess)

As of December 2023, Rivendell has \$495,747 in assets (not including capital assets). \$336,404 of this is in reserves and \$159,343 is in operating income. In the aged balances line (money owned Rivendell by owners), there is \$14,184 due. If you break this number down, it represents \$10,255 due from assessments, \$552 from interest penalties, \$1557 from collection fees, and \$1820 from legal fees.

Rivendell is over-budget for the month by \$12,989 and for the year by \$17,653. There had been 2 expenditures from 2 reserve accounts in December: \$4865 represented a deposit towards re-painting the pool complex, and \$65 for a street lighting issue.

ARC (Jim Duncan)

Jim stated that they had 31 requests and had approved 29. Two were accepted with modifications agreed to by the homeowners. He also said they had one that was put on hold but nothing was said about why it was on hold.

Jim added that the purpose of ARC is to balance the interest of the owners with that of the community. He further said that ARC seeks to maintain and enhance the value and appearance of Rivendell through its decisions and he has found that owners have been sensitive to this.

At this point an owner asked to either address the Board or ARC with a question relevant to whether ARC decisions do enhance the value and appearance of the community. She stated that when someone from ARC discouraged owners on New Forest Lane from using their requested paint color and instead use the one that ARC felt would look better on the home and on the street, it did nothing to enhance the value of the home or community.

According to her story, the owners were somewhat new and didn't understand that they could have refused the recommendation. The owners felt as though their selected color was not going to get approved so they "went along with the program" and agreed to the ARC substitution. After thousands were spent painting the home in the ARC-recommended color, the owners couldn't believe their eyes...they hated the results. It was reported that no one on the street felt the color selection "fit" or was "in harmony with the community" or with the neighboring homes on the street. The neighbors offered to help with repainting the home if the owners were interested but so far, they haven't taken them up on the offer.

The person with the question wanted to know if ARC was going to pay for the re-paint since it was their person who caused this issue. A Board member asked why the owners didn't read their Covenants to find out they were not obligated to follow ARC suggestions. She answered that most people don't read their Covenants when they are new to a community. They only read what they need to know relevant to their home and then she went on to reemphasize why would ARC approve robin egg blue if homes are supposed to be in harmony with the neighborhood? She felt colors were supposed to be in the earthtone/neutral color line.

This led to a discussion about there being other robin egg blue homes throughout Rivendell and that the home on New Forest Lane was not unique, that this color was acceptable in Rivendell. I thought someone said robin egg blue was one of the colors on the paint palette of colors that you could use in Rivendell. She, however, did not agree that this was a good color for the neighborhood and felt that decisions were being made that were not in the best interest of Rivendell, that when she bought in Rivendell, it was more of an up-scale type of community but lately things are changing and people are not only doing this but they are also using other materials to cheapen the looks of their roofs.

This led to a discussion about asphalt shingle roofs but another member in the audience reminded her that the neighborhood was more than just her street, that Rivendell was not a totally 100% tile roof community when she purchased her home in Rivendell. He stated that 30% of the roofs in Rivendell were asphalt shingles and to state that one roof was not in harmony with another just because of its material selection wouldn't work in Rivendell. We have always had 3 different types of materials being used in Rivendell. There is not a consistent roof type to provide the "harmony" that she wishes. She felt the other roof types only happened because some of the builders were going belly up and needed to cheapen the construction.

Because the discussion was all over the map and Jim did not feel it was accomplishing much to hear from other sources what was happening concerning this home on New Forest

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(Unofficial Minutes continued from Pg. 12)

Lane, he asked to speak privately with the woman and then later with the couple with the paint problem to find out what actually had happened concerning their requested paint selection and the ARC involvement with it.

PONDS & PRESERVES (Bob Frank)

The drought was a challenge this year but with the recent rains, it was hoped that the plantings that had been delayed may soon resume once rains become more predictable. Bob also mentioned that Nathan Hoffman had been hired to manage both the ponds and the preserves and Bob's been impressed with how responsive Nathan has been in dealing with any issues which have resulted.

A Pond Preserve meeting is planned for this coming Monday.

An owner asked what the standard height for the LMZ was. She had noticed that the LMZ around Osprey Pond is not consistently trimmed to a particular height and she would like to see a more uniform appearance to it and she was wondering whether her landscaper could do it. Greg said that its height is to be 12-18 inches and no owner or their landscaper is allowed to do any trimming/mowing of the LMZ. That is a community responsibility.

She then wanted to know how often is the LMZ trimmed. Greg said it's supposed to be trimmed twice during the winter and 4 times during the summer months but sometimes there are problems. She didn't believe the LMZ around her pond was being taken care of on a consistent basis. Greg indicated he would check it out and then talk to the landscapers about it.

Another owner asked why an owner has been allowed to have a dock on the lake for the past 20 years and nothing was done about it, but a neighbor was given 30 days to correct a different type of infraction for which he was being cited.

She went on to say that the person with the dock also stored a boat behind the home, had a compost pile, had bat houses and nothing has ever been done to cite this person for these violations. Greg indicated that this will be something that the next Board will need to address.

Greg then added that since she lives in the patio homes and that there are things in the patio homes that are also not being addressed. For example, the patio homes are supposed to be maintenance-free but yet they do not deal with their tree issues. They expect the homeowner to take care of this expense separately.

This started a discussion about people removing trees with and without ARC approval. Some do it without going through the ARC approval process and they end up with a violation letter/fine.

Greg also complained about people wanting to remove live trees. He felt they should only be removing dead trees. This woman said they had a dead tree behind them on Rivendell land but Greg said he wouldn't know that unless she would have told the Board about it. Had the Board known, they could have had their contractor remove it when they did all the December tree work in the community. People need to let the Board know when they see a problem.

COMMUNICATIONS COMMITTEE (Barb Gahry)

A new chairman will be needed for this committee now that Kristine Nickel has resigned. Two important functions are to see that Rivendell has a monthly *Woodlands Word* newsletter and the annual community Directory.

SOCIAL COMMITTEE (Maria Ilioff)

There are several events which the various groups within the committee has or will be hosting. Should you be interested in what is offered, the latest edition of the newsletter or the website will give you a listing of what social activities are available. For example, another ethnic pot luck dinner is being planned for March, a pet parade is in the works that starts at Crescent Park and ends up at Butterfly Park, an exercise walking group for ladies who like to walk and talk is being formed, the Ladies Night Out is always popular as well as other activities to match the varied interests of Rivendell residents are all in the list of what you might see if you check out the website or the newsletter.

The audience complimented the committee on the multitude of opportunities that were offered and the variety that were available. They appreciated all the work that the members did in affording the residents of Rivendell these many opportunities to socialize.

Should you want to see the social activities, go to the HOME page, CALENDAR section of the website...

www.rivendellcommunity.com.

You could also read about some of them in the February edition of the community newsletter. Here's a link to the newsletter:

[dfd0a3_ab7f392c0a1148d89426904c2b4ba95d.pdf](https://www.rivendellcommunity.com/dfd0a3_ab7f392c0a1148d89426904c2b4ba95d.pdf) (rivendellcommunity.com)

NEW BUSINESS (Results of election) *

Since no one was nominated from the floor, all 3 candidates submitted on the ballot were elected to the Board and these 3 candidates (Larry Dobias, Rick Durham, Michelle Myer) will serve a two year term.

Earlier Chuck Pertile was appointed to the Board to serve out the term of Bruce Lorie who had resigned. This means that Chuck will have a one year term.

Mary Angell already was on the Board and she still has one more year to go on her term.

Larry will be President, Michelle and Rick will both serve as Vice-President, Mary will be Secretary, and Chuck will be Treasurer.

As far as committee responsibilities, Larry will be liaison for Ponds, Communications, and Block Captains. Michelle will do ARC, Rick will take care of the Fining Committee, Mary will handle the Social and Compliance Committees, and Chuck will deal with the MC and Pool Committees. Of the 3 issues that were on the ballot, 2 passed and 1 failed. At first it was announced that all the measures had passed but Larry Dobias challenged the math that had been used to determine this.

It turned out they were using 200 as their base number when they should have used the total number that had cast a vote. (200 was the number needed to consider it a fair

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(Unofficial Minutes continued from Pg. 13)
representation of the voice of the people.)

Once it was clarified how to determine whether a measure passed or failed, it was shown that the \$300 transfer fee for new residents had actually failed. The vote was 146 in favor, 76 opposed. To pass, it needed 2/3 of the total votes cast. Since a total of 222 had voted on this measure, that meant 147 votes had to support this measure for it to pass. There were 146 who supported it. Therefore the measure failed.

The \$500 Capital Contribution Fee for new members passed. The vote was 184 in favor, 38 opposed. Again, 2/3 of the total votes cast were needed if this measure were to be approved. Since a total of 222 had voted, if 147 approved it, it passed. They had 184 who approved it. Therefore it passed.

The roll-over vote (surplus carry-over vote) passed. The vote was 218 to 2.

OTHER CONCERNS

An owner wanted to know if Rivendell was liable for alligator injuries. Her concern arose because she noticed 2 young girls fishing in Osprey Pond and she knew there was an alligator who hung out there. Although she had warned the girls of the alligator, the girls didn't seem to feel it was a problem and since one of the girls looked to be around 5 years old, it seemed to be something that Rivendell should be addressing. She wanted to know if we needed to put alligator warning signs up near lakes, or have waivers for those fishing.

Audience members said Florida is filled with predators around bodies of water, that there is more than just alligators that are problems. Another indicated that people don't sign waivers or that they don't mean anything anyway. People (parents) need to be aware of the dangers and act accordingly.

No answer was given as to what liability Rivendell might have in regards to injuries sustained from any type of wild animals.

Another owner had a problem with the "slow down" signs that she noticed on Rivendell Blvd. She felt excessive signs cheapen a community and wanted the signs removed. Her opinion was that people know what the speed is and they don't need an old guy jumping out at them, waving at them, yelling at them, and telling them to slow down. He could get hurt doing that.

Greg said that there is actually a petition to add more signs to the cul de sac area of Rivendell Blvd. These signs are to deal with parents who are using the street as a pick-up zone for their kids who go to Pine View. The parents are driving too fast on Rivendell Blvd and the line-up of cars at both ends of the Pine View Nature Trail is getting out of hand. Rivendell residents have almost been hit by people who refuse to obey the speed limit signs and who don't care whether anyone happens to be in the crosswalk. Some parents are on a mission to pick up their kids and some

are out-of-control with how they are acting. Consequently a Rivendell group is planning to appear before the county Traffic Board to see what can be done to eliminate Rivendell as a parking lot for PineView parents. One way is to erect more signs that say you can't stop along the street waiting for your kids. Another idea being kicked around is to see if the County Traffic Board could use state property near the school as a pick-up zone for parents waiting on their kids.

Whatever the case, Greg said it's been a chore trying to make everyone happy. One person wants signs, another one hates signs. He and others on the Board/committees have tried to do their best to accommodate the will and wishes of Rivendell but the bottom line is that it is not always possible. There always will be someone who won't like something....

The audience thanked the current Board (GREG, KEVIN, MARY, CATHY, CHUCK) that they appreciated their time and work, and gave them a round of applause.

The meeting was adjourned.

If you have any questions about what I have written, these are UNOFFICIAL MINUTES of what I thought I heard. Verify with a current or a new Board member if you're concerned about something I've written.

Nancy Dobias

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January 30, 2024 ARC Meeting Results

Meeting held at: Cottages Meeting Room - 4:30 p.m. to 5:50 p.m.

ARC Members & Board Liaison Present: J. Duncan, J. Casale, R. Rasmussen

No.	Address	Surname	Description	Comments	Approved	Denied
1	713 Crane Prairie Way	Dewhurst	Emergency New Roof - Tamko Titan XT Pro Line Premium Architectural Style Shingles - Color - Natural Amber		X	
2	763 (A) Shadow Bay Way	Sachs	Mount Self Watering White Window Flower Box under Bay Window on Front Porch.		X	
3	786 Placid Lake Drive	Martucci	Remove Large Bird of Paradise & Stump in front of Garage because it is too large for the area and it is breaking and falling over. Replace with a group of Crotons & Refresh Mulch.		X	
4	817 Placid Lake Drive	Irene	Emergency New Roof - Eagle Tile - Malibu - Cement Barrel Tile - 2629 Floridian Blend - Blend of Terracotta, Brown Red, Light Gray, Black Streaking. New Gutters & Trim in the color Wicker.		X	
5	846 Placid Lake Drive	McComas	Rivendell Suggested Paint Palette # 18 - Benjamin Moore Paint - Body of House - Weston Flax # HC-5 - House Trim - Simply White - OC-117 - Front Door Not being Painted.		X	
6	937 Scherer Way	Franks	New PGT Windows - Bronze Exterior - White Interior - Vinyl Impact Windows with xl/70 Low-e-Glass. All Front Windows With Grids.		X	
7	1004 Oak Meadow Lane	Tomer	Landscaping - Replace Shrubs that have died or been removed. Troy's Tropics - New Plants - Replace Sod, (2) Apostle Iris, (2) Crotons, (1) Crepe Myrtle, (1) Pygmy Date Palm, (1) Plumbago		X	
8	1012 (A) Oak Meadow Lane	Walsh	Landscaping - Removal of Palm Tree NE Front Corner of House - Grind Stump 3" below surface. Palm Tree has Ganoderma aka Butt Rot of Palms. Removal & Replacement of (2) dying & damaged Hibiscus plants by garage.		X	
9	1012 (B) Oak Meadow Lane	Walsh	Landscaping - Installation of Palm Hedge in rear of property - estimate 8 Areca Palms.		X	
10	1077 Mallard Marsh Drive	Rasmussen	Emergency New Roof due to leaks. Both have been Approved Due to Availability. First Choice - Eagle Tile - Malibu Cement Barrel Tile - Color - #2516 Royal Palm - Hues of Gray, White Streaks. Second Choice - Eagle Tile - Capistrano Large Cement Barrel Tile - Color #3679 Light Gray Range - Range of Light Gray.		X	





January 30, 2024 ARC Meeting Results

Meeting held at: Cottages Meeting Room - 4:30 p.m. to 5:50 p.m.

ARC Members & Board Liaison Present: J. Duncan, J. Casale, R. Rasmussen

No.	Address	Surname	Description	Comments	Approved	Denied
11	1085 Mallard Marsh Drive	Shklyar	Solar panels were installed on side and rear roof on 12/14/23 without ARC approval.	Conditional Approval: 1) Panel Skirt around sides and lower edge of visible array required; 2) Sistine SolarSkins required on surface of visible panels to mimic roof color and texture; 3) All panels in array on roof visible from street must be in same orientation - either all portrait (vertical) or all landscape (horizontal).	Conditional Approval. See Comments for 3 Conditions.	
12	1108 (A) Mill Pond Court	Helm	New Roof - Manufacturer - Crown - Style - Windsor Slate - Color - Madera Blend #AWSCB300 - Small Barrel Cement Tile		X	
13	1108 (B) Mill Pond Court	Helm	17 Replacement Windows, 1 Sliding Door, 1 Entry Door, 1 Hurricane Shutter. These were put in Between 2018 to 2020. No ARC Request & No ARC Approval.	No ARC submission at time of installation in 2018-2020 time period. If timely submitted, would have been Conditionally Approved - with addition of Window Grids in Front Windows now.	Conditional approval. Window Grids on front windows required.	
14	1059 Scherer Way	McClannahan	Remove 4 Dead Pine Trees between two houses & Stumps. Proposed commencement date is January 15, 2024.		X	
15	694 Clear Creek Drive	Humbert	Landscaping Backyard SW Corner Planting Bed- See Scope of Work & Survey. Work is in one planting bed. Remove Snow Bushes, relocated some existing plants - Transplant Coontie, Transplant Flax Lily, Transplant Colorama. New Plants to be added - (1) Andonia Palm Triple, (3) Blue Plumbagos, (5)Podocarpus Maki.		X	
16	719 Shadow Bay Way	Eder	Replacement of exterior Lights on either side of the garage.		X	
17	934 Eagle Isle Court	McClure	New Roof - Crown - Cement Barrel Tiles Roof - L-ASASC011 - Sand Dollar - Standard Color Thru - Tan with White Flash		X	
18	763 (B) Shadow Bay Way	Sachs	Remove overgrown Shefflera on side of house. Neighbor agrees.		X	
19	996 Scherer Way	Lewis	Repaint Exterior of House - Body - Valspar - Lemon Creme # 3006-4C, Trim - Valspar - Ultra White # 7006-24, Front Door - Valspar - Ultra White # 7006-24		X	
20	1113 Mill Pond Court	Wilkinson	Landscape - Plant Crepe Myrtle NW Corner of House, Where Palm tree was removed.		X	
21	1012 (C) Oak Meadow Lane	Walsh	Add New Pool Heater to existing Pool Equipment.		X	
22	800 Shadow Bay Way	Conigliaro	Paint House - Sherwin Williams Paint - Body - Soft Fawn - SW 9097, Trim - Extra White - SW 7006		X	
23	504 Meadow Sweet Circle	Pata & Hallex	Installation of Hurrican Impact Windows Color White Grids in Front Windows and Sliding Shutters in White		X	



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No.	Address	Surname	Description	Comments	Approved	Denied
24	529 Meadow Sweet Circle	MacDonald	Landscaping - (1) Bottle Palm planted between fence & corner of Lanai, in 3ft. away from gutter slightly to one side (1)Triple Manila Palm planted in corner of bed by fence (as far from fence as possible 4-5ft.) (2) Dwarf Bird of Paradise, (1) Gardenia		X	
25	533 Meadow Sweet Circle	Dombrowski	Painting Exterior of House Sherwin Williams Paint - Body - Billowy Breeze SW 9055, Trim & Shutters - Pure White SW 7005, Front Door - Urbane Bronze SW 7048		X	
26	556 Meadow Sweet Circle	O'Brien	A 4X10 area of Flat Stones placed in a Bed of sand, Boardered by Pressure Treated 4X4 Posts. This is a slightly Elevated Area to Ease Entry/Exit to Rear Door. Nothing will be permanent or cemented together, area is blocked to neighbor.		X	
27	664 Clear Creek Drive	Puzyk	Painting Exterior of House Sherwin Williams Paint - Body - Creme SW 7556, Trim - Pure White SW 7005		X	
28	720 Anna Hope Lane	Smith	Emergency Roof - Owens Corning - Tru Definition Duration Designer Color Colection - Asphalt Architectural Style Shingle Roof - Pacific Wave		X	
29	803 Shadow Bay Way	Angell	Remove 2 Palms in back yard approx 5" in from alley & Remove Stumps.		X	
30	922 Eagle Isle Court	Zak	Replace Master Bathroom Window facing the street with PGT Impact Resistant Aluminum Framed Bronze Color Window With Grids.		X	
31	1073 Mallard Marsh Drive	Zagata	Wall Up Bathroom Shower Glass Block Window. Paint to match Exterior Color of House.		X	

