



Your

Community Resource

The Woodlands Word

June 2024

From the President

One of the many initiatives the 2024 Board has initiated since the beginning of the term, is making recommendations and adjustments to the financials report from Casey to create a document that is easier to understand and to track the expenses. The Treasurer is making progress on implementing changes and more improvements are anticipated. A significant area of accounting interest is the 2023 financials and the complications that occurred in the transition from Lighthouse to Real Manage and onto Casey Property Management. The initial report from the auditors noted numerous questions about the funds that could not be determined by a typical routine review. As a result, the Board approved a 75% increase of the budgeted amount for the audit to provide a more extensive examination of the 2023 record. The work continues today to resolve all the questions to establish exactly what funds the Board has for the operations of the community and reserves. The audit should be completed by the end of May.

The month of May will bring a number of positive changes to the community driven by the Maintenance Committee. The entrance signs will be repainted, trees trimmed, new lighting in Rainbow Point Park, refreshed plantings at the entrances and importantly upgrades to the irrigation system. Nearly 1,300 sprinkler heads will be opened up and it is anticipated that more than 100 heads will be replaced in an effort to maximize watering in this dry time of the year. The improvements to Rivendell are part of a work in progress to bring the appearance of the community to a level that most will appreciate.

The Board approved a new CERT committee last month to help keep the community informed as to what is needed in the event of a major storm and what to do if weather gets bad during the hurricane season. Please pay attention to any articles in the Woodlands Word or any blast providing recommendations or warnings that are provided by CERT.



Celebrating Father's Day: Honoring the Past, Embracing the Present

Father's Day (June 16, 2024) is a special occasion that stirs a mix of emotions for many. For some, it is a time to celebrate the ongoing presence of their fathers or father figures, cherishing the moments shared and the wisdom imparted. For others, it is a day of reflection and remembrance, a time to honor the men who shaped our lives even if they are no longer with us.

As we gather to celebrate Father's Day, it's essential to embrace both the joy and the nostalgia that this day brings. Many of us find comfort in recalling the fond memories of our fathers – the stories they told, the lessons they taught, and the love they gave so freely. These memories form the cornerstone of who we are today, and they remain alive in our hearts.

For those whose fathers are no longer present, Father's Day can be an opportunity to connect with others who share similar experiences. Engaging in conversations about our fathers, sharing anecdotes, and celebrating their legacies can provide a sense of community and understanding. It is in these shared memories that we find strength and solace.

Living in a close-knit community offers a unique opportunity to celebrate Father's Day together. Consider organizing a gathering where everyone can share their favorite stories or display cherished photographs of their fathers. This collective celebration can create a warm and supportive environment, allowing us to honor our fathers while building new memories with friends and neighbors.

Moreover, Father's Day is also a wonderful time to acknowledge the father figures in our lives – the uncles, grandfathers, mentors, and friends who have stepped into paternal roles and provided guidance, support, and love. Their contributions are invaluable, and this day serves as a perfect occasion to express our gratitude for their presence.

In addition to honoring our fathers and father figures, let's take a moment to celebrate the men within our community. Encourage them to share their experiences, wisdom, and love with the younger generations. Their stories and insights are treasures that enrich our lives and preserve the continuity of our shared history.

As we celebrate Father's Day this year, let's embrace the full spectrum of emotions it brings. Whether through joyous celebration or quiet reflection, let us honor the past, appreciate the present, and look forward to the future with hearts full of gratitude and love.

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Prepare Now For Hurricane Season

The best time to prepare for hurricane season is early – it's never good to rush through preparations when the threat of a hurricane is near. Get disaster supplies, prepare your home, check your insurance and develop a communication plan for your immediate family and loved ones distant from your home.

An Evacuation Plan?

There is a saying “hide from wind but run from water”. Our Rivendell neighborhood is relatively removed from the immediate threat of flooding from hurricanes – much better than homes on Casey Key and other barrier islands. It's a good exercise to have thought through the possibility of evacuation should the need ever arise. You may not need to travel hundreds of miles – your destination may be friends or relatives that have a well built home outside of flood prone areas. If you feel the need to evacuate, never drive through standing water if you are unsure of the water depth and condition of a roadway. A car can float in less than 12 inches of standing water! It's a good idea to keep the gas tanks of your vehicles half full or more during the active portions of hurricane season.

Assemble Disaster Supplies

Sheltering-in-place may be your best option but if a storm hits our area, you may need supplies not just for the storm but for a period of time after the event. Have enough non-perishable food, water and medications for a minimum of three days (seven days even better) and enough water for a minimum of three days or more for each family member. Wash and disinfect a bathtub as a place to store water for cooking and drinking as need as well as keeping bottled water on hand. Power may be out for a significant period of time and a means to cook food or boil water should be considered. Extra cash on hand is a good idea as credit cards may not be usable after a storm. Flashlights should be checked ahead of a storm and

fresh batteries included in a disaster kit. Don't forget your pets – have an ample supply of their food and medications on hand this season.

An Insurance Checkup?

Keep important documents where they can be easily retrieved and consider how to keep them safe and dry in the event of a storm. Double check your policy due dates to know if your insurance needs to be updated soon. Take a few minutes to do a “walk thru” video of your home to document your possessions and the condition of your home.

Create A Communication Plan

We all lead busy lives – family members coming and going each day. Develop a plan for insuring all family members are accounted for. Keep a hard copy list of emergency contacts as internet service may be down after a storm. Remind friends and family that cell service may be overloaded in a storm event and short text messages move much quicker than trying to make voice calls.

Strengthen Your Home

Now is the time to prepare your home. Trim tree limbs that are close to your home. Know where your storm shutters are located and have a plan to install them if needed. Your garage door is likely your most vulnerable home opening. Move all loose outdoor items indoors if forecasts indicate that high winds are likely. Have a generator ready and, if needed, be aware of carbon monoxide dangers

Know Your Neighbors


Your best source of help immediately after a storm is often a neighbor or someone on your street. Be prepared to check on elderly people who live nearby. A prepared neighborhood that works together is a resilient community.

Terry Siemsen

DISASTER PREPAREDNESS SALES TAX HOLIDAY

JUNE 1 - JUNE 14

Purchase qualifying disaster preparedness supplies tax-free

<p>\$10 or less</p> <ul style="list-style-type: none"> Cans or pouches of wet pet food 	<p>\$25 or less</p> <ul style="list-style-type: none"> Cat litter 	<p>\$60 or less</p> <ul style="list-style-type: none"> Nonelectric food storage coolers Portable power banks 	<p>\$3,000 or less</p> <ul style="list-style-type: none"> Portable generators used to provide light or communications or to preserve food in a power outage (<i>Never use a generator indoors.</i>)
<p>\$15 or less</p> <ul style="list-style-type: none"> Manual can openers Collapsible or travel-size food and water bowls for pets Cat litter pans Pet waste disposal bags Hamster or rabbit substrate 	<p>\$40 or less</p> <ul style="list-style-type: none"> Portable self-powered light sources Pet Beds 	<p>\$70 or less</p> <ul style="list-style-type: none"> Smoke detectors or smoke alarms Fire extinguishers Carbon monoxide detectors 	
<p>\$20 or less</p> <ul style="list-style-type: none"> Reusable ice Leashes, collars and muzzles for pets Pet pads 	<p>\$50 or less</p> <ul style="list-style-type: none"> Portable self-powered radios, two-way radios or weather-band radios Gas or diesel fuel tanks Batteries, including rechargeable batteries: <ul style="list-style-type: none"> AA-cell AAA-cell C-cell D-cell 6-volt 9-volt 	<p>\$100 or less</p> <ul style="list-style-type: none"> Tarpaulins or other flexible waterproof sheeting Ground anchor systems Portable pet kennels Over the counter pet medications Bags of dry dog or cat food 	

Find a full list of tax-free items at FloridaRevenue.com/DisasterPrep and a complete disaster supply kit checklist at FloridaDisaster.org/Kit



ALERT Sarasota County

REGISTER NOW 

Alert Sarasota County can send alerts to users via landline phone, cell phone, text message, email, TDD/TTY, or a combination of these methods.



Hurricane season starts June 1 — have you signed up for Alert Sarasota County yet?

Sarasota County's mass-notification system, Alert Sarasota County, is hosted by Everbridge as part of a partnership with the state of Florida and the cities of Venice, Sarasota, North Port and the Town of Longboat Key. Alert Sarasota County, which replaced the CodeRED notification system, is used to communicate public health and safety topics affecting residents. Available alerts in the City of Venice include severe weather such as hurricanes and tropical storms, police and fire incidents, temporary road closures and construction, hazardous spills, water outages and boil water notices, flooding, power outages and red tide. Hurricane season runs from June 1-Nov. 30 in Florida. Users can choose the types of alerts and how to receive them when registering their new account. These options can be changed at any time. Users can sign up for alerts by registering with their home address. County and municipality alerts can differ. **Visit alertsarasotacounty.com or scan the QR code at right to register.**



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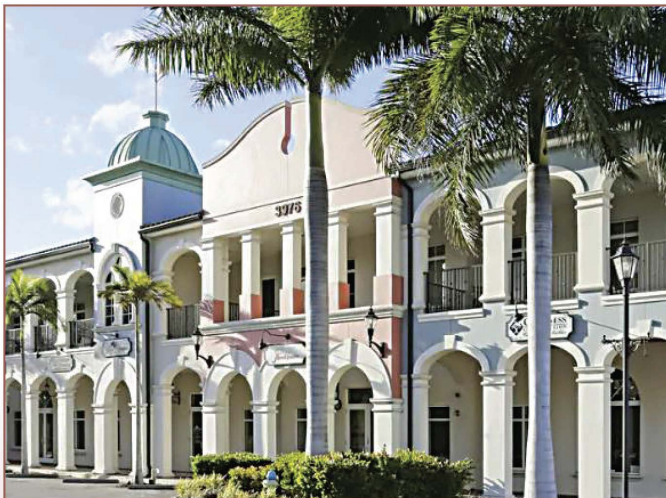
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Nextdoor enables truly local conversations that empower
neighbors to build stronger and safer communities.

Social Committee Events for June 2024

- Thursday, June 6th, 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, June 6th, 1pm. Bridge Club. To join, contact Barb Loe at (651) 398-2256.
- Monday, June 10th, 7:30pm. Rivendell Book Group. The group will be discussing The Midnight Library by Matt Haig. For more information contact Lesley Glick at Lesleymg8@gmail.com.
- Thursday, June 13th in the morning at Rivendell Pool. Ladies Walk 'n Talk. See details for June 6th.
- Thursday, June 13th, in the morning at the Rivendell Pool. Ladies Walk 'n Talk. See details for June 6th.
- Thursday, June 13th, 1pm. Bridge Club. To join, contact Barb Loe at (651) 398-2256.
- Thursday, June 20th, in the morning at Rivendell Pool, Ladies Walk 'n Talk. See details for June 6th.

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Every Tuesday is Appraisal Clinic Day: make an appointment to come in and get an updated value on your jewelry by one of our very experienced GIA gemologists. It's very important to update the valuable pieces in your jewelry collection especially since all precious metals, diamonds, and colored stones have gone up dramatically in the last few years. We aim at becoming your trusted go-to family jeweler. We carry a vast selection of diamonds and colored stone jewelry and are proud to carry the new fresh & trendy Imperial Pearls Collection.

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Gator Love

I noticed the noise early on a Monday morning the first full week in May. It was a repetitive growl like sound, and it drew me to the back of my house. I keep a crack in the window to listen to the early morning bird song; however, this was a song of a different species. I saw movement in the lake just below the end of my yard. It took a moment, but then, yes, confirmed: Wild Kingdom was on display in Rivendell Lake.

You might imagine the shock, and well, awe. Gator love right here where all can witness as they casually walk their dog down Rivendell Boulevard. Have they no decorum, I thought. Actually, I thought I might go out and get a video until my rational mind took over.

It was over fairly quickly (I could make a comment but will decline) and then the king of the pond casually swam away with a special swing in his tail. The female. Well, I think she's hiding in a nearby culvert perhaps contemplating an escape to Willow Bend.

Gators In the News

Is it just me, or has this spring been especially adventuresome for these male gators in their mating mode. I'm sure most of us saw the images of the gator caught in the kitchen of a Wellen Park home. The story said that he was "stuck." His claws didn't connect with the wood floor. No traction. Note to self: change out tile for wood.

Then there was the gator someone found lurking under a car. Only to be topped by the images of a big one who crawled under the wheels of an F-16* on the tarmac at MacDill Air Force Base in Tampa.

What did they all have in common? No female gators spotted in the vicinities. Are they in short supply or what, one wonders.

But Wait, There's More

Upon immediate research, read YouTube, I discovered that this was a somewhat rare sighting. It seems that alligators are more circumspect. Most mating occurs around dusk or dawn when gators are most active. Typically, the female is pretty much underwater. Alligators become sexually mature when they reach certain lengths. A minimum of around 6-7 feet for both sexes, more for the males. It requires at least 8 years to reach that length for males and 10-15 years for females.

They begin dating in April and get serious in May. Following all the gator love, the females will then lay the eggs – as many as 45 – in a mound of debris around late June or July and then wait for the hatch for about 65 days. Unfortunately, the proportion of hatchlings who survive is low.

A New Respect

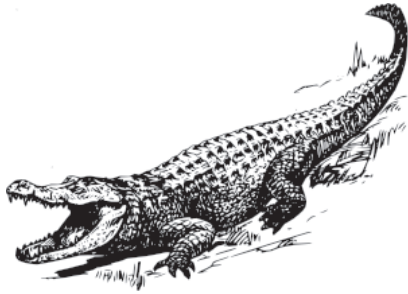
According to the Florida Wildlife Commission, the likelihood of a Florida resident being seriously injured during an unprovoked alligator incident in Florida is one in 3.1 million. I hesitate to draw the comparison, but you have more likelihood of being struck by lightning. (One in 15,000 and change.) That doesn't mean we should tempt fate. Give our gator guys and gals plenty of space. And, NEVER feed them. That's an eventual death sentence for the gator. And remember, they were here first.

*I have no idea if they still fly F-16's in Tampa or anywhere.

Kristine Nickel (photos by Bob Frank)



(Gator Love continued from Pg.5)



Rainbow Point Park Update

If you're a stickler about keeping things properly aligned on the vertical axis, then you will appreciate what MARK GIORDANO, the Maintenance Committee Chairman, constructed to ensure the 2 solar lampposts for Rainbow Point Park never fall victim to the "Florida lean factor."

Because the base of the lampposts will be six-sided, a plywood hexagonal template was built. 3 anchor bolts held into place with nuts were installed on the template and then the bolts were covered with blue tape to protect them from the concrete for when it is poured. The bolts will be used to install the light pole to the base.



1/2" steel rebar was placed in the concrete to strengthen the footing. Even though the light poles are cast aluminum and fairly lightweight, they are 86 inches tall and you need a concrete footing to better anchor the poles in case of high winds, or should anyone be working around them or leaning on them.

A wood cross brace was there to hold the template level in both directions since the footing has to be able to keep the pole as straight as possible once the pole is bolted in place.



To help Mark with the concrete work were fellow MC members DAVE COOK, LARRY DOBIAS, and CHUCK PERTILE.

Buckets of water, bags of Sakrete, a trusty wheel-barrow and tools of all shapes and sizes were hauled to the park and there the men took turns dealing with the back-breaking work of mixing, hauling and then pouring the concrete.



The two lampposts will be installed along the same side of the pathway, one at the entrance to Rainbow Point Park and the other about 10-15 feet further in.

Once the concrete is poured and set up...a few hours but no more than 24 hours...the wood forms need to be removed. Time is critical at this point. If the wood forms are left on too long, it'll remove some of the footing.



After the wood has been removed, 7 days later the lampposts can be bolted to the footing. Then they will need 24 hours of initial charge before they can emit any light.



Had this process happened when the lampposts in Crescent Park were installed years ago, there would not have been that "lean factor" that is now evident on these lampposts.

(Continued on Pg. 9)

(Lampost Update continued from Pg.8)



Be sure to check out Rainbow Point Park when the project is completed. The MC project was done through volunteers and the cost was \$500.

Should you appreciate what's being done on your behalf, don't forget to thank the Board and the MC!

Nancy Dobias



Be a good neighbor.....Before you leave your home for an extended period, please put away or secure all loose items that could become a projectile in the event of a storm.

Rivendell Book Club Learns About Chinese Culture

On Monday evening, May 13th, the Rivendell Book Club met to discuss a book based on the life of a female physician who wrote a medical treatise during the Ming Dynasty in China. Joined by two guests originally from China, we considered life during a period when upper class daughters and wives did not leave the family home, with marriages usually arranged for girls at age 8 and consummated at age 15. The wife's primary duty to her husband was to bear sons, and when she failed to do so, the services of concubines were often sought.

Our reading selection, *Lady Tan and Her Circle of Women* by Lisa See, is based on an actual person who lived in the 1500's and became a physician for women, but who also lived as a wife and mother in a wealthy family. This book was thoroughly researched and gave a realistic picture of life in China in the period depicted. Not surprisingly, much of the book deals with childbirth, the physician's work with midwives, and foot binding, a practice to which upper class women were all subject. We were surprised to learn from our Chinese guests that their grandmothers' feet had also been bound (as were the grandmother's feet of a member of our group who was born in the Philippines). This shows that the practice of foot binding continued into the 20th century. As April Pan explained, the practice was finally outlawed in China in 1912.

After discussing the book, we enjoyed desserts provided by our host, Carol Heckert, and some Chinese snacks brought by our guests: a mung bean cake and some spicy dried tofu. Pictured below are April Pan and her friend Sunny Sun, and the snacks they brought.

Adele Kellman



Maintenance Committee Report

May 10, 2024

Mark Giordano, Chair

Committee Members: Chuck Pertile (Board Liaison), Dave Cook, Larry Dobias, Kevin Humbert, Carole Myles, Greg Volack, Cathy Bishop (Horticulture Consultant). Helpers: Peter Diagnault and Jonas Meyer.

At our meeting the following amenities were discussed. The **Facilities Management Plan (FMP)** format is used: The **FMP** continues to be updated.

Landscape Management:

1. New plantings were installed at the Gazebo in Crescent Park
2. Truscapes cut the Viburnum hedge adjacent to Rivendell Park. We will now begin to install new viburnums to cover the bare spots that remain after trimming.
3. The land strip west of the spillway between the Rivendell Lakes needs trimming. Estimates will be obtained and recommendations to the board will be forthcoming.
4. The MC met in the field to discuss new plantings at various locations throughout the community. **Cathy Bishop**, a Rivendell resident, and plant aficionado has volunteered to assist us in this task. Cathy provided sketches, plant layout, plant spacing and estimated costs. Estimates for concrete curbing in these areas were obtained as well. The goal is to add more perennials and annuals to enhance and maintain color thereby reducing the mulch footprint.
5. Treescapes' returned to weekly mowing on April 1. Turf and Ornamental fertilization, Lawn, and Ornamental weeding took place this month as well.

Tree Trimming:

1. The following locations for the first round of tree trimming or removal were identified. Pool, community street trees, Cottages' drainage ROW, Slash Pines in Crescent, and Clear Creek Parks. The community arborist recommends we remove 8 large trees that are either dead, diseased or a hazard of causing damage to surrounding property. Additionally, 15 trees will be trimmed to improve appearance.

Irrigation System:

1. Merritt Well and Pump replaced the Irrigation Pump at Crane Pond.
2. The MC voted to locate and clean approximately 1200 irrigation heads. Irrigation needs to be carried out in the most efficient and productive manner to save water. Cleaning around these heads will better identify which heads need replacing. Rogelio Alvarado Landscaping uncovered 750 overgrown sprinkler heads in the common areas at Golden Pond, Pine Pond, Eagle and Placid Lakes, Ibis Pond, Crane Pond, Venice Ave, and part of Rivendell Blvd. The MC located the heads and replaced 75 concrete donuts and straightened 12 others.
3. The committee discussed the need for a new irrigation system in the common area located north, and east of Osprey Pond and Stillwater Ct. Cost \$20,000.

Since this was not included in this year's budget, the board decided to put it on hold until late summer/early fall. Available finances will be reviewed at that time.

4. Treescapes' conducted irrigation system inspection in April identifying 55 heads that needed replacement, Completed on May 8 at a cost of \$2200.

Community Pool and Clock Tower:

1. The board approved a \$591.60 proposal from Graham Electric to relocate the Clock. After this MC member **Dave Cooke** will reprogram it. Controller.
2. The board approved a \$900 per month contract to Sand Dollar Pool Maintenance to take over the community pool maintenance. Start date was May 1.

Community Pool Pump Room:

1. Reviewed a \$ 2,245.00 quote to replace the rusted HW heater in the pool pump room. Tabled for now.

Roadways:

1. The balance of the roadways throughout are not scheduled to be resurfaced this summer, but in 2026 by the county. They will use Reclamite, instead of conventional asphalt. We'll see?!

Sidewalks:

1. The list of sidewalk slabs that need replacing by the county was completed and submitted to the county for repair.
2. Cleaning of Common Area sidewalks is being evaluated. Put it on hold.

Street Light Poles:

1. Nostalgic Lamppost completed numbering light posts and were directed to replace broken lenses in various locations.
2. Solar lampposts were installed in Rainbow Point Park by the MC.

Playground, Gazebo and Benches:

1. Discussed the need for more benches throughout the community. MC will identify areas and make recommendations to the board.
2. The need for someone to take over weed pulling, and re-grading of playground mulch was discussed.

Bridge Landscaping:

1. Edging on the east side needs replacing either with metal or concrete curbing.
2. Other areas of the community are being looked at for possible curbing to hold in mulch from spilling onto the sidewalk or grass areas. Areas were identified and estimates of \$9.00 per foot were received from 2 vendors.

Pine View Path:

1. MC to investigate property line identification and planting along the property line to screen new school building and existing grounds.

Drainage System:

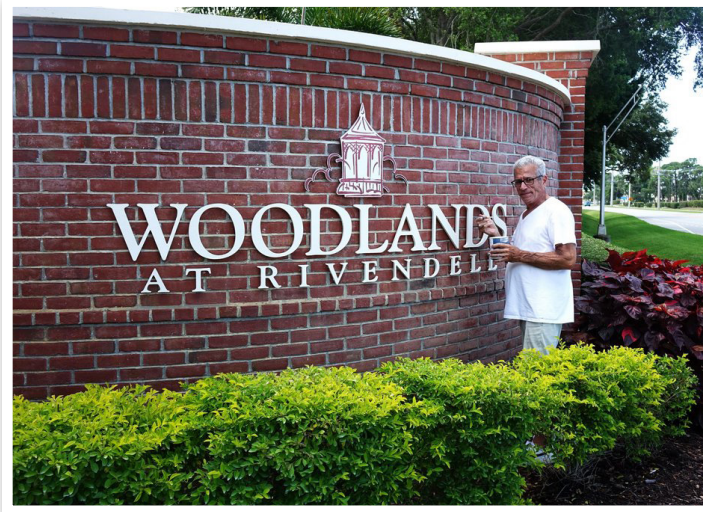
1. Notified county of the need to replace flowthrough drainage frame and grate at Golden Pond. The county and Rivendell are in dispute as to ownership.

(Continued on Pg. 11)

(Maintenance Report continued from Pg.10)

Community Signs:

1. The 6 community entrance signs are being painted by H&H Signs of Venice.
2. **Community Resident Richard Pellicci painted the lettering on the brick entrance wall and the Deed Restriction sign and post. Many Thanks to Richard.**



The Maintenance Committee is always looking to expand its membership to assist in overseeing the numerous amenities that require attention. The goal is to keep Rivendell the beautiful community that it is. The committee meets at 7:00 p.m. on the 3rd Tuesday of the month at the Cottages. Prospective members could familiarize themselves with the MC duties by reviewing the Facilities Management Plan (FMP) published on the website. Anyone with questions and/or wishing to join the committee, please contact Mark Giordano at (845) 656-6411 or email mjg283@gmail.com.



Best of Venice Winner for 2023

Hear Better Now



Blair Post, HAS, BC-HIS, ACA

Board Certified Hearing Instrument Sciences
American Conference of Audioprosthology

I heard the best statement from one of my clients. He said, "I need to hear better now, not in FIVE YEARS."

I didn't even realize how my lack of pushing or pressure to upgrade was actually a disservice to some clients.

Now I realize, since my clients are getting older their hearing will deteriorate over time. When these next few years are going to be their most active, engaged, involved and social, then these are the years they need to have the best option to hear clearly.

Being able to hear clearly provides confidence and ease in different environments.

My mom, MaryEllen, was profoundly hard of hearing and struggled with higher frequencies, like small children.

When we asked her to babysit, she said she was not confident being alone with Evan. It took us a while to understand her lack of confidence, because we knew she had raised two boys of her own.

When we asked her about her hesitation, she explained that she wasn't sure she would be able to hear his cries.

Looking back, it was probably this heightened anxiousness that prompted her to get a better-quality hearing aid that enabled her to hear with ease in these situations.

As we know, kids, whether our own or our grandkids, are chaotic and create complex listening situations.

If you are struggling to hear the grandkids in your life, call me.



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Oh, What a Night!

Cottages Residents Meet "Four Great Grapes" In a Wine and Cheese Celebration

In a first event of its kind in the Cottages, residents were introduced to four of the world's "Great Grapes" at a wine and cheese tasting event in April. Hosted by Kristine Nickel and Jane Stevens, participants learned a bit about four famous wine types: Chardonnay, Sauvignon Blanc, Pinot Noir and Cabernet Sauvignon. Kristine, a new Cottages resident, was the former Wine Columnist for the Chicago Tribune, the Restaurant Critic for the Sarasota Herald Tribune, and the Food & Wine Editor for Sarasota Magazine. Kristine explained that a grape's variety -- or *varietal make-up* -- determines 90% of the character of the flavor of the wine. The remaining 10% is of the flavor is affected by the climate, soil and sunlight -- what the French call *terroir* -- and the skills of the winemaker. Attendees were encouraged to taste each of the wines, and they also learned which cheeses were best paired with which wines. Wines were available from France (of course!), New Zealand (a popular source for Sauvignon Blanc these days), and domestic wines from California, Washington State and Oregon. Everyone agreed their *Wine IQ* had definitely increased as a result of this event.



Unofficial Minutes of May Board Meeting

If you were unable to attend the May 15, 2024 Board of Directors' meeting for Rivendell, below are my UNOFFICIAL MINUTES for that meeting. These minutes are what I thought I heard or understood. There could be errors. If you have any questions/concerns, ask a Board member or consult the Official Minutes once they're approved and appear on the website. (www.rivendellcommunity.com).

Board members who were unable to attend this meeting were Rick Durham and Chuck Pertile.

PRESIDENT'S REPORT (Larry Dobias)

Larry announced that the reclamite coating that the county had planned to apply to some Rivendell streets this summer has been postponed until 2026 at the earliest. He also stated that the Take 5 Oil Change petition drive to stop the company from locating in front of Willowbend had excellent community turnout. The Planning Committee rejected the company's request and it'll now go before the county commissioners. No date was given for when it'll be decided.

Larry also said that he has had no direct communication with the Traffic Advisory Committee of which Bruce Lorie is a member but according to what he has heard, additional signs had been approved for the cul de sac area of Rivendell. Currently there are 3 there.

Discussion centered upon what the new signs should say. Larry felt if signs are to be installed, the wording should only limit the parking during **school hours only** since there are people who use the cul de sac area for when they park to play tennis, basketball or run track at the county park located on the school grounds. According to Greg Volack, that option is not available. He said the signs could limit parking between 6-4 or they could limit parking M-F 24/7 or they could limit parking 7 days a week 24/7.

Because there's no official communication coming between the Rivendell Board President and this Traffic Advisory Committee, it's not "officially" known what is and is not required with these signs. It was mentioned that when the traffic cameras were installed, the traffic dropped off by 75% but again, this was not an official announcement by this committee, so who knows....

At the meeting, it was said that people who live in the area are concerned that their guests are being blocked from being allowed to park where they normally used to park. They also worried that if you take away where the parents used to wait to pick up their kids, they will just move the line further down the street and be waiting in front of the homes in the area. It's not practical to limit parking during the summer or when school is not in session. A county park is located in this area and people park in this location.

A homeowner commented that the only time there is a traffic issue in the cul de sac is at the 4 PM dismissal time. In the morning, the parents drop off the kids and leave. A few parents may park to go into the school but for the most part, no other time during the day is there a stopping/parking issue in the cul de sac.

An owner who lives on ClearCreek said there are about 7 kids on that street who attend PineView and he felt that they should haven't to maneuver stopped cars that are pulling in and out of the cul de sac. It's unsafe. It's also unsafe for all Rivendell residents to deal with the increased traffic coming from the outside parents who have decided to use Rivendell as a "short-cut" to picking up or dropping off their kids and who are ignoring speed limits and crosswalk rules. Rivendell is not

a designated drop zone and parents should not be treating it as such. It's dangerous to have such a high traffic volume. If Rivendell parents use it, that's fine, but it should not be used by those not from the community. The school should have its own SAFE designated drop off zone and pick up zone for its students.

It was suggested that "shell lot" which is normally the lot used by the high school students could be the designated pick up zone for the middle and lower school students. The high school students are dismissed at 1:00 PM and the lot is virtually empty. The problem hour is the 4:00 PM one when the middle and lower level kids are picked up. If the school would keep their students on their campus and have an organized efficient way that parents can pick up their students, there would be no need for these parents to use Rivendell.

One audience member suggested that people write to politicians/commissioners/school board members and ask them to deal with this problem. Another said that he would talk with people he knew who worked at this school. He also mentioned that there were notices that the school had sent out to parents that notified them that Pine View path is not school property. Larry also informed the community that the sheriff's department went above and beyond in helping locate an older man who had wandered away from home. Helicopters, scent dogs and lots of support people were brought into Rivendell to aid in the search for this resident. People from Willowbend, the Arbors, Palms of Casey Key, Sorrento, etc. also helped this man find his way back home. It was reported that he's doing well.

MANAGER'S REPORT (Fred Marks)

Fred announced that there would be 2 courses offered for Board certification. One is May 18 and the other is Aug. 17. Those who are on Boards must take a course to be certified if they are to remain on the Board.

TREASURER'S REPORT (Larry Dobias)

As of the end of April, our operating balance was \$212,829 and the reserve balance was \$367,808. 2nd half assessments are due in about 6 weeks. (Don't forget: You already have the voucher for the 2nd half dues!)

Rivendell was under budget in operations at the end of April by around \$47,000 but we were over budget in legal fees because of pursuing the assessments owed. About \$5000 will come back in lien fees once people make due on what is owed.

Two homes have been purchased and that means \$1000 has been added to the operating line for Rivendell.

The audit is not yet complete.

(Continued on Pg. 15)

(Unofficial Minutes continued from Pg. 14)

SECRETARY'S REPORT (Mary Angell)

The Insurance Services of Sarasota was to have presented strategies at this meeting as to how Rivendell might save money on its insurance policies but since not all members were present, that will be offered at a later date. Mary indicated that there is a potential to save \$5000 a year even with the penalties incurred by cancelling some policies earlier.

In addition, Mary once more mentioned the discrimination insurance that was recommended that Rivendell should buy. The insurance protects a community should an owner bring a lawsuit charging that there has been an unfair application of the rules. This happens when the Board does not treat all owners in the same manner. Either the rules apply to all or they don't. When the Board starts to cherry pick to whom the rules apply, then the Board risks getting involved in discrimination lawsuits.

Someone wanted to know what would be the advantage to Rivendell in bundling all of our policies if there is not a lot of price savings but the answer was delayed until this person was available to respond.

Next Mary dealt with the internet savings that Frontier hopes to offer the Rivendell community. Mary indicated that we were supposed to have 60 days to make a decision and the clock is ticking down. She felt the rates and service looked good, that Rivendell would get 1 gig in the first year and 2 in the 2nd year and she couldn't understand the hesitation. Larry said that not all people want the service, that some people have contacted him and told him that they didn't think the Board should be forcing this upon them. He also wondered whether Frontier would accept a portion of Rivendell into the plan but Mary said it's an "all or nothing" type of deal. The man to whom Mary was talking told Mary that it's perfectly legal, that the Board could make a decision with no community vote. Larry indicated he had spoken to an attorney and he realized that he did have the right but he also knew that this was a path that he wasn't comfortable taking. He personally would realize a huge savings, but what about the 10-15% of Rivendell who absolutely did not want this service? Should they be forced to pay for something they would not use?

This caused an owner to express his opinion about the function of an HOA: maintain the architectural integrity of a community and to manage the common area. At no point should our HOA Board be involved in managing, handling or providing for independent services that come into our homes since Rivendell is not a maintenance-free community. He felt it would overstepping their authority to do so. He also stated that the Florida legislature may have given the Florida HOA Boards the authority to do this, but that was through the lobbying efforts of the cable companies. Again, he reiterated that individuals should manage and pay for any services that come into their homes. This is not and should not be a group pricing effort managed by the Board. The Board should not be bargaining for individual services. The Board should handle the services for the common areas. Individuals should manage their own services. Again, he reiterated...JUST BECAUSE YOU CAN, DOESN'T MEAN YOU SHOULD. The HOA exists to maintain the architectural integrity of a community and to

manage the common area. Trying to do too much risks the quality of the job of what you should be doing.

Larry indicated it's still in a work in progress, the Board is gathering information to make a decision and they are not close to deciding the best path forward.

The owner felt if he went to Frontier today with 100 people, he would bet that Frontier would give him a better price than what these same people would have as individuals. They don't need the Board to act for them and force the whole community into some program that the whole community doesn't want. The interested parties can collectively form their own "co-op" and get their own special pricing and deal with their own billing etc. He also said that people didn't buy here for maintenance-free.

COMMITTEE REPORTS

1. ARC

There were 18 requests submitted and all were approved. Bill Borgelt was approved as a new member for ARC. Bill has 40 years experience in interior decorating and it was felt he'd be an excellent addition to the committee.

2. POND & PRESERVE COMMITTEE

The members will be conducting a "round robin" inspection of the Rivendell ponds in the next few weeks. They will be noting what needs to be done on the various ponds and will be working with Nathan Hoffman. Brown algae already had been earlier noticed and treated. The first inspection is to happen May 16 and two more are to happen the following week. There are to be 4 total inspections.

3. COMPLIANCE COMMITTEE

There were no non-compliance violations.

4. MAINTENANCE COMMITTEE

Rogelio Alvarado Landscaping and TruScape have been conducting a joint effort in identifying and then repairing/replacing a lot of irrigation heads within Rivendell and as a result there is a more efficient watering of our plants and grasses. Because of the success of this effort, the MC has requested that additional heads be identified, cleared of grasses, and repaired/replaced if needed. In addition a defective solenoid valve in Rainbow Point Park was replaced and many protective donuts have been installed around the irrigation heads. As more and more heads are repaired/replaced, Rivendell can expect to see a more lush look to its plantings.

In addition GreenTopps recently completed the trimming of several oak trees in Rivendell as well as having removed some other dead or dying pine, palm for ficus trees around the community.

Members of the MC successfully installed the 2 solar lamp-posts in Rainbow Point Park. Those who participated in this project were Mark Giordano, Dave Cook, Chuck Pertile, Larry Dobias, and Greg Volack.

The committee will also be evaluating the lampposts in Crescent Park to see how they might stabilize their base.

The pool clock controller was relocated out of the attic area of the pool complex and brought down to a more acceptable

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(Unofficial Minutes continued from Pg. 15)

height for those times when it might need to be serviced, Nostalgic Lamppost will be replacing some lenses in several lampposts and the county was called to remediate repairs of lifted sidewalks.

In addition, the MC has been getting bids on landscape curbing to better contain the mulch and to better protect the plants in some of the landscaped beds. One bid was \$9 a foot for 677' of curbing needed.

MC RESOLUTIONS ADOPTED WERE:

1. Rogelio Alvarado Landscaping was hired to clear an additional 350 irrigation heads at a total cost of \$350.

2. TruScapes was hired to relocate 9 irrigation heads on the Rivendell Lake side of the bridge at a total cost of \$850.

3. Rogelio Alvarado Landscaping was hired to install 250 flowers and plants at 8 locations: 3 locations at the Old Venice entrance, both sides of the bridge, both sides of Eagle Isle Ct, and the Park Trace entrance at a total cost of \$3606.27. By dealing with the irrigation in advance of the installation of the plantings in these locations, Mark thought the plants/flowers would have a better chance to thrive.

CERT (Terry Siemsen)

Terry announced that there is to be a Disaster Preparedness Tax Holiday Jun1-14 for those who need to buy generators, batteries, flashlights, candles, lanterns, coolers, etc. He plans to provide more information in the newsletter.

Larry thanked Terry for informing the community about the man who had gone missing and about all that he had done to ensure that Rivendell and this couple had a happy ending.

NEW BUSINESS

1. A Placid Lake home was behind \$2200 in its assessments that were due to the Master Association and to the Patio homes and requested that the Board accept a payment plan for what is due. He wanted to pay \$1200 May 16 and I thought the rest within 30 days. He's hoping that by so doing, he can avoid the Board's turning his account over to an attorney and the resulting additional fees being added. After much discussion, it was decided to accept his plan but there was concern that he address in his payment plan how he intended to deal with the replacement of his lawn.

In the discussion of the home, a caller wanted to know why the Board couldn't just use the language of the Covenants and replace the lawn and then bill the owner. If the patio homes don't replace sod and since the owner didn't do it, why can't the Board do it? Larry said it would be a waste of money if the owner is not watering the new lawn. Also, if someone would get injured on the property, the owner did not give permission for workers to be there, Who owns the liability for the injury? In other words, this is not a workable solution.

In the discussion of this issue, the Board further discussed 5 other properties that had not paid their dues for several years. Together they owed the community around \$10,000. There was debate over whether Rivendell should foreclose on these properties. There already was a lien on the properties. To go to a foreclosure costs additional money. The attorney would want \$1000 up front per property if Rivendell would decide to foreclose. Then the attorney would charge \$350 an hour for each property. The debate centered upon

how much would this cost to foreclose on all 5 properties at once? Should they only foreclose on one or two properties and then let that be a warning to the others to pay up or else? The attorney advised that it can get quite costly to foreclose on all 5 properties and he didn't recommend going after all 5 at once.

Questions asked during the meeting were: How much would it cost to foreclose on one property? Does the cost make it worthwhile? Is it fair to foreclose on one but not on all? If the Board would foreclose on a property, would there be any money left after paying all the debtors for Rivendell to even get paid for what it is owed? Can Rivendell afford not to foreclose? What's the incentive for others to pay the assessments if the Board is not going to hold these owners accountable? Is it fair to those who live nearby these owners for the Board to do nothing? If you pick one or two on which to foreclose, how will the Board decide which properties they will be? Will they be the ones that owe the most or the ones that have owed Rivendell the longest?

As you can see, there were many issues that are involved in a foreclosure issue and no easy answers. It would seem that if a home is in foreclosure, it would follow that it's not just the HOA that is due money. No doubt there are other bills that are not being paid.

One thing that did come about was Directors Mary Angell and Michelle Meyer offered to visit the 2 homes and discuss with the owners the gravity of the situation to see if something could be worked out. Larry said he was not excited about foreclosing since it might not be cost effective but it is a problem and it does need addressed.

An audience member suggested that liens don't last forever, that they might expire after a certain number of years if they don't go to foreclosure. The liens happen when people don't pay assessments (dues) but apparently they're not happening when they are getting fined for non-compliance violations. It seems that the fines travel with the property and are paid when the property is sold.

The CAM added that people typically ignore the letters that are being sent but unfortunately problems don't go away. They just get worse.

2. There were several accounts that needed cleaned up or they would go to an attorney for lien. There were some who didn't owe any money..it was just a clerical error. Others did owe money but it was only a small amount. It was not logical to send this to collections and involve all the resultant legal fees. Instead this money would be tracked on the individual owner accounts.

3. New owners of a Shadow Bay Way home wish to install a fence to the side of their home. Before ARC can rule on the fence, the Board had to allow the owners to install the fence on a Rivendell easement. The fence is on the owners' property but the community has an easement on that property. To understand the fence issue, you have to go back in time to understand what was originally intended to be constructed beside that home.

Now the alley in front of Crescent Park turns on either end of the park and goes back to Rainbow Point Way, but the

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(Unofficial Minutes continued from Pg. 16)

builders **originally** intended for that alley to go **straight out to Shadow Bay**. There would **not** have been any grassy area or turn there. Instead there would have been a continuation of the alley and hence the easement for the alley.

Because the alley was never extended in this manner, this easement was not used to build the alley to Shadow Bay Way. The Board voted to allow the alley easement to be made available if ARC allowed the fence request. The caveat was that the owners had to realize that on an easement, a future Board could decide to finish this alley according to this easement and build an alley out to Shadow Bay Way. If the Board would do so, the fence would have to be removed.

ARC will be deciding whether this fence request will be approved. All the Board did was to allow the owners to use the easement with the stipulation that there could be an issue in the future.

It was noted that there already is a fence on the other end of the same alley segment that borders Crescent Park so if an alley should ever be built, that fence would need to be removed as well. It was also noted that it's unlikely that this will ever occur since it hasn't happened since the easement was first granted in 1996.

A caller was wondering if the other owner knew that their fence might have to be removed since that fence is on the same easement, but Larry said he had no idea what the other owner knew or didn't know. Again, he didn't think it was likely to occur.

The same caller said that he was concerned that he had to clean up his Mother's foreclosed property in the Cottages and it concerned him that not all of the 5 offending properties in Rivendell may be held to the same standards as he was. He wanted all owners treated the same. If anyone lived near a property that was not being taken care of, then it would be unfair if the Board was not holding the owners of that property accountable to the same standards as the one the Board had decided to foreclose upon. Property values fall when you live next to a neglected property. To ignore a neglected property is unfair to the owners who live nearby. This owner wants a message sent that there are consequences for what an owner is choosing to do or not do. He felt he spent money to get his Mother's property in compliance and others should too. He was, however, impressed with the decision of Mary and Michelle to visit the owners who are not paying their dues.

HOMEOWNER QUESTIONS:

An owner wanted to know if the Villas would be fined for not pruning the hedges off the sidewalks/alleys. Larry responded that he spoke with the Villas President and the hedges were trimmed and that they just were not trimmed according to this person's specs. Although it was argued it was in the Covenants, it was found it was not in the Covenants. Instead, it was the opinion of a past CAM how the hedges should be trimmed.

The next Board meeting is June 19. **The Board voted that there would be no Board meetings in July or August.**



Coach Deb Holton-Smith's Wellness Tip Just Say No...to Multitasking! Your Brain Will Thank You.



The multitasking myth is a seductive one: Scanning news headlines, writing a report for work, paying bills on your banking app, texting your sister, checking email — it's easy to bounce from one to the other and convince yourself you're getting so much done. In truth, multitasking is the very opposite of efficient. Research has shown that multitasking reduces productivity by up to 40 percent, and a new study explains why. Using a special type of scan, researchers recently looked at the brain activity of a group of people watching movies. When they watched 6 ½-minute segments, areas of the brain that synthesize separate events into a cohesive whole worked well. When the movies were fragmented into 50-second segments, these areas functioned poorly. In other words, your brain works better when you tackle one thing at a time! In our hyper-connected world, it takes discipline to break the multitasking habit, but give it a try for a few days — or even a few hours — and see how you feel. Rather than trying to juggle work-related tasks with checking email and news, or grocery shopping and talking on the phone, or eating lunch while texting friends, do one thing at a time. Be patient with yourself, and think of it like rebuilding a muscle — your attention muscle. If you hear a faint cheer, that's your brain shouting, "hooray!" Source: Neural mechanisms for integrating consecutive and interleaved natural events



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Brainstorming for 2024-25

The Social Committee met over breakfast on a Friday morning to discuss events for this upcoming year. We will focus on more one-time events during the season instead of recurring events. Events we are considering for this next year are (1) a golf outing, (2) a trolley ride in downtown Sarasota with a tailgating meal in advance, (3) a group lesson for 12-25 people in paddling dragon boats in Benderson Park, (4) a trip to Mote Marine to take a guided boat ride in Sarasota Bay, (5) ladies' weekly luncheons, (6) a doggy parade, (7) an ice cream social with games in Crescent Park and (8) a bi-weekly or monthly arts and crafts gathering. The special interest group events; like the Women's Walk and Talk, Rivendell Book Group and Bridge Group will continue as usual. Because of the time involved in making posters to advertise our events, the Committee decided to use email blasts in the future rather than the sandwich boards to inform the community about events.

Several members of the committee reported experiencing "burn out" from organizing larger events or coordinating multiple events. **If you would like to volunteer to help organize any of the contemplated activities, please contact Maria Illiof at milliof85@gmail.com or Adele Kellman at adele.kellman@gmail.com. These events cannot happen without community help!**

Below is a photo of people attending the meeting: Keitha Lackey, Maria Illiof, Adele Kellman, Lisa Boggess, Jane Stevens and Lesley Glick. Other members of the Committee who could not attend are Mirinda Roy and Ellen Sagalov.



Take 5 Oil Change Facility at Habitat Blvd and Tamiami Trail (Northern Entrance to Willowbend) - The County Planning Commission recommends AGAINST

The Sarasota Planning Commission held a hearing May 2 re the rezoning application to permit a Take 5 Oil Change facility to be built at the corner of Habitat Blvd (in Willowbend) and Tamiami Trail. The Commission voted to recommend that the County Council not approve this application. The Commission's recommendation is advisory only; the Council is free to make an independent decision after it holds its own hearing at a future date.

Several Rivendell residents appeared in opposition, and together with an estimated 150 or more residents from Willowbend, unanimously cheered this outcome. The magnitude of the neighborhood opposition (and the lack of any neighborhood support) was a noteworthy factor. For reasons described below, there are reasons to be optimistic that the Take 5 can be blocked, although the fight is not over.

The attorney for the applicant made a strong case for the use, and his presentation was tight and comprehensive. It is obvious that a significant and expensive effort has been undertaken to support the application. That

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(Brainstorming continued from Pg. 19)

said, counsel made a tactical mistake in contextualizing his case as "the applicant has met every legal criteria; therefore, you MUST recommend approval." As opposition counsel representing Willowbend pointed out in her rebuttal, this reflects a rather tone deaf lack of awareness of the application's vulnerabilities.

It is important to note that there were a number of reasons (environmental, traffic, property values, etc) offered to support the opposition to the Take 5 application. Many were irrelevant given the limited criteria this advisory panel is permitted to take into consideration. The commission seemed to conclude that the essence of the neighborhood opposition was to this type of use at the entrance and its ugly impact on this otherwise lovely community. This doesn't mean the other arguments against it do not have merit, but it is understandable to a dispassionate observer why this advisory commission drew this conclusion.

For instance, the traffic dangers and congestion at this intersection are not only significant but abundantly clear to any of us using this intersection. What is harder to demonstrate is that the ADDITIONAL traffic from a Take 5 facility will materially worsen the situation, since the Take 5 use generates minimal traffic, and this is not part of what the Planning Commission is permitted to take into consideration. But any effort that the opposition can undertake to help the County Council visualize the actual hazard and inconvenience of this intersection is likely to reap significant dividends when the Council hearing takes place. It's not about the traffic load; it's all about how it confounds the use of Habitat Blvd to access Tamiami Trail to go South or to cross straight across to Publix.

Of particular note is a 2004 protective restriction that the developer of Willowbend imposed on the property which may make its use as an oil change facility impossible. The Planning Commission was uncertain whether this had any bearing on its review criteria, ultimately relying on an off-the-cuff and diffident assessment by the Commission's legal counsel that it has no bearing on the Commission's deliberations.

This 2004 restriction allegedly was used by the developer in its sales of Willowbend properties, and this representation was relied on by the purchasers. The Take 5 applicant produced a document executed in 2016 by the developer (Lee

Wetherington) ostensibly "terminating" the restriction (document # 2016082685) . The Willowbend residents and HOA were "shocked" to learn of this for the first time when it was recently produced by the applicant. One might infer from the way the termination is worded and the way it was indexed for recording (unsearchable by property parcel identifier) that the parties to it wanted to hide it from the attention of the Willowbend property owners affected by it. If its effectiveness as a termination holds up to the legal challenge surely to be mounted, residents of Willowbend will be excused for concluding they were "sold out" by Mr. Wetherington's duplicity.

It is not clear that the termination is effective to wipe out the rights of Willowbend residents who were the intended beneficiaries of the original restriction. It is worth noting that the effectiveness of this termination MAY have some bearing on the decision of the County, even though its fundamental impact is a matter between the Willowbend property owners and the applicant. If the termination is determined to be ineffective, it surely will be an impediment to the applicant's ability to actually build the Take 5 facility, potentially blocking it even if the County Council votes to approve it (overruling the recommendation of its Planning Commission).

It is worth noting that there is an easement on this property at the corner of Habitat and Tamiami giving Willowbend certain "shared" control over signage and landscaping on the Take 5 site. Since this control would have to be shared with the Take 5 facility, one might imagine a typical Take 5 sign adjacent to the existing Willowbend entrance signage.

Jim Duncan

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ARC Meeting - Tuesday, April 30, 2024

Time/Place: Cottages Clubhouse 4:30-6:45pm

Members Present: Jim Duncan, Joe Casale, Rebecca Rasmussen, Janet Lorie; Michelle Meyer (Board liason)

Others Present: Bruce Lorie (portion of Meeting)

Please see the Notes at the end of this schedule which contain important information, not just "boilerplate"

No.	Address	Name	Description	Comments & Specific Conditions of Approval (See Notes below)	Approved as submitted (See General Conditions)	Approved with Specific Conditions	Denied (See Notes)
2	1025 Oak Preserve Lane	Sarah Pittman	Plant 1, perhaps 2, small trees in SE corner of inside corner lot (Oak Preserve and Shadow Bay), "in area formerly a weed patch".	Bottle Tree(s) approved; Fruit tree denied		x	
3	1050 (A) Scherer Way	Chris Costin & Mona Croan	Re-roofing with Eagle Tile Capistrano profile barrel tile Color #3503 Sierra Madre (Charcoal with black streaks)		x		
4	1050 (B) Scherer Way	Chris Costin & Mona Croan	Repaint after new roof. Body: BM OC-45 Swiss Coffee; Trim: BM OC-65 Chantilly Lace; Front door: Old Masters Gel Stain "Red Mahogany" (same as current color)		x		
5	930 Scherer Way	Frank Diteljan & Diane Webb	Repaint: Body: SW2859 Beige; Trim: SW0050 Classic Light Buff; Front Door: SW7583 Wild Currant; soffit and fascia Medium Bronze by SW		x		
6	943 Scherer Way	Matt Stewart; POA in favor of Momentum Solar	Roof-mounted solar panels on roof facing Southern Quadrant (side of house); visible from neighbors and from street; panels properly aligned in same orientation. Work started & completed without prior proposal to or review by ARC.	The following would have been required had the current ARC Guidelines addressed Roof-mounted Solar Panels: Edge skirt to be added and Sistene Solarskins applied to surface of glass panels to eliminate stark contrast with appearance of underlying roof. Because relevant ARC Guidelines are not in place, the ARC determined that it was unreasonable to require these elements. Fine to be recommended.	x		
7	908 Scherer Way	Mike & Cathleen Biehl	Add white accordian style hurricane shutters; to be amended to be reviewed in MAY with lexan transparent shutters	Deferred to MAY			
8	763 (A) Shadow Bay Way	Eitan & Lesley Sachs	Install white fences - one to shield trash cans with 5' vinyl solid fence; the second to enclose side and rear yard with 4' white picket fence	Deferred to MAY			
9	763 (B) Shadow Bay Way	Eitan & Lesley Sachs	Landscape inside area to be enclosed with white picket fence and in front between porch and sidewalk	Deferred to MAY given its linkage to fence approval			
10	1073 Scherer Way	John Haggerty	Update Landscaping - front (left of driveway) and rear of house		x		



ARC Meeting - Tuesday, April 30, 2024

Time/Place: Cottages Clubhouse 4:30-6:45pm

Members Present: Jim Duncan, Joe Casale, Rebecca Rasmussen, Janet Lorie; Michelle Meyer (Board liason)

Others Present: Bruce Lorie (portion of Meeting)

Please see the Notes at the end of this schedule which contain important information, not just "boilerplate"

No.	Address	Name	Description	Comments & Specific Conditions of Approval (See Notes below)	Approved as submitted (See General Conditions)	Approved with Specific Conditions	Denied (See Notes)
11	527 Meadow Sweet Circle	Jeffrey Angeleri	Add 58" of pavers to west side of driveway; remove hibiscus tree in front of A/C unit; add small section of white picket fence to cover A/C unit; move 2 irrigaion heads and cap a 3rd head	Secure pavers with proper foundation	x		
12	530 Meadow Sweet Circle	Shannon Wilson	Replace all windows and front door with hurricane glass white with grids in front		x		
13	536 Meadow Sweet Circle	Donald Zammit	Re-roof with asphalt tile; Color: Weathered Wood by Landmark (architectural style)		x		
14	580 Meadow Sweet Circle	Richard & Cindy Cope	Exterior Repaint: Body: BM324 Little Dipper; Trim: Valspar7006-24 (same as current color); Front door: BMHC-149 Buxton Blue		x		
15	581 Meadow Sweet Circle	Greg Wright	High-impact replacement windows; request waiver of grid requirement because current windows do not have grids	Confirm white color; deference to Cottages HOA re decision to require grids given history re this property. Grids required on front windows.	x		
16	688 Shadow Bay Way	Richard Giannascoli	St Augustine Sod front yard including area between sidewalk and curb		x		
17	746 Shadow Bay Way	Ryan Mach	15 high-impact windows; white; front windows will have grids		x		
18	1140 Mallard Marsh Drive	Gary Casey	New Roof; flat Eagle Tile "BelAir" #4669 Gray's Peak Range (light gray, warm gray, and dark gray)		x		
19	1200 Mallard Marsh Drive	Michael Mauro, trustee	New Roof; Westlake type flat; "Lake Wales" Saxony 900 Slate - Color: Sterling Color IFMCS5759		x		

Specific Conditions Applicable to Conditional Approvals only (as noted above)

1. If your project is marked "Approved with Specific Conditions", the specific conditions are described above.
2. If there is any ambiguity regarding the specific conditions of approval, it is your responsibility to seek clarification before starting work.
3. If you need further information in order to comply with them, please let the ARC know (ARCRivendell@gmail.com) and it will do its best to be helpful.

General Conditions (applicable to all approvals)

1. Please complete the project within one year from the date above and in accordance with the general and specific conditions that apply.
2. If you use contractors, they should be licensed and insured; you are responsible for damage caused to the property of others or to the common areas.
3. You are responsible for any permits required and that the work complies with local zoning and building regulations.



ARC Meeting - Tuesday, April 30, 2024

Time/Place: Cottages Clubhouse 4:30-6:45pm

Members Present: Jim Duncan, Joe Casale, Rebecca Rasmussen, Janet Lorie; Michelle Meyer (Board liason)

Others Present: Bruce Lorie (portion of Meeting)

Please see the Notes at the end of this schedule which contain important information, not just "boilerplate"

No.	Address	Name	Description	Comments & Specific Conditions of Approval (See Notes below)	Approved as submitted (See General Conditions)	Approved with Specific Conditions	Denied (See Notes)
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4. When pressure washing is part of the scope of work, please use non-chlorine cleaners.
5. When windows are being replaced, those in the front of your house must have "grids" (aka muttins or grills).
6. When trees and bushes are to be removed, the stumps must be ground down to a min of 3" below grade.
7. The paint colors you submitted (and the only ones the ARC approved) are noted in the Description above.
8. You have read the RCA's Standing Rules and ARC Guidelines and will make sure the work done conforms with them.

Denials

If the ARC denied your request, the reasons are set forth under Comments.

Reviews, Appeals, Mediation, Litigation

If your proposal has been denied or you are unwilling to comply with the General or Specific Conditions of Approval, you should not start work until the matter is resolved. You may ask the ARC to review its decision based on any new information you can make available. You may also appeal the ARC's decision to the Board of Governors and/or avail yourself of the opportunity to have an independent third party mediate the dispute and take such other legal action as is provided in Florida Statute 720.311. If you appeal the ARC's decision to the Board, a member of the ARC will attend your appeal and make sure the ARC's understanding of your proposal and the ARC's reasoning are clear to you and to the Board.

Covenant & Rules Enforcement; Fines

1. The ARC does not set, impose or waive fines.
2. If you failed to seek or obtain ARC approval before starting work, or proceeded with the work without complying with the conditions of approval, the ARC must recommend a fine to the Board once the failure comes to its attention, even if your project is subsequently approved and the work brought into compliance. The Board makes all decisions related to fines, subject to review and approval by the independent Fines Committee. You will be notified and have an opportunity to challenge the fine at a hearing with the Fines Committee at least 14 days before the fine is imposed.
3. If the work undertaken would not have been approved by the ARC or approved only with specific conditions, you may incur additional fines and be required to either restore the property or take other remedial action at your own expense to comply with the conditions. Aggrieved neighbors also can seek to have the covenants enforced against you if the RCA fails to do so on their behalf.
4. Please consult Florida Statutes 720.311 for the enforcement actions (and challenges to them) that are available.