



Your

Community Resource

The Woodlands Word

August 2024

Where the Wild Thing Are: Bunny Hop

By Kristine Nickel

Sometimes in that twilight hour, when behind every fence post or bush or just in the middle of the grass there's a rabbit munching away, I get the feeling that Rivendell may become a version of Watership Down. For those of you who are not of the Boomer era, Watership Down was a delightful book that, published in 1972, explored the journey of a group of rabbits as they face overwhelming challenges in their goal to find a new home. Well, it seems Rivendell just might fit that quest.

Fantasy aside, we do have a very reproductive group of Eastern Cottontails here. Cottontails usually have 2 to 4 litters of kits per year with about 3-8 babies (kits) per litter. Do the math. One adorable little bunny could produce a family of 32 in just 12 months. Astounding! And the kits quickly get booted out of the nest after just 2-3 weeks.

That productivity rate comes with a downside. It makes the cottontail an important link in the food chain and a principal foodstuff for many species. Zoologists call that a "buffer prey species." That means that when rabbit numbers are

high, predators will focus on them rather than hunting other prey species. Here in Florida, principal predators of cottontails are bobcats, coyotes, raptors, foxes, and snakes – all of which you will find in our neck of the woods. Often, when having sidewalk chats with neighbors about the number of bunnies in our midst, you might speculate that the predator population is down. Au contraire. A high population of rabbits most likely indicates a healthy population of predators, suggesting that there is enough food available to support that larger number of predators.

Back to the Bunnies

Some homeowners find cottontails to be a bit of a nuisance. It is true that they do like a good leafy green, whether provided by nature or a homeowner's trowel. They are herbivores and like to forage mainly at dusk or at night. During the day, they are still, seeking protection in shrubbery or wooded areas.

Cottontails have keen eyesight and hearing. When danger is sensed, a rabbit will usually freeze in place until danger has passed, but it will flush readily if approached too closely. Rabbits normally move slowly in short hops or jumps, but when frightened they can achieve speeds up to 18 miles per hour over a short distance. Who knew? And to confuse a predator, they will zig-zag in their sprint to take cover.

Lessons from the Lanai

Back in the day, we had an inside outside cat. He had appeared as a feral and we could only coax inside on an irregular basis. He did like to appear with baby bunnies in tow and drop them in the middle of the lanai. It was during these many occasions that I learned that rabbits will vocalize in a variety of ways. They growl, grunt and – worst of all – scream. They are also good swimmers as I experienced, fishing many out of the pool. But best of all, they like being wrapped in a warm towel and put in a dark box as they travel to Venice to the Wildlife Rescue Center.

Those memories bring me back to Watership Down. That story highlights the importance of courage, loyalty and community. Lessons any communal living space – a development like Rivendell, for instance, -- should value.



Photo: Deb Holton-Smith

Cottages Corner Special Thanks to Volunteers

In early July, volunteers cleared the common ground area behind the Cottages fence along Rivendell Boulevard. This work is part of an important Rivendell Maintenance Committee project along the drainage easement to ensure that the storm water grates are clear and working effectively. Later, Rivendell Maintenance will complete this project by installing sod along the area.

The excavation work created piles of tree and plant debris that needed to be removed. Three "super" volunteers, Larry Dobias and Greg Volack from Rivendell and Carole Myles from the Cottages, worked tirelessly in the heat to rake, pick up and bag the debris so the County Waste Management group could take it away.

Our sincere thanks to these volunteers for taking their personal time to complete this important project. Their efforts and those of other volunteers are an important part of keeping costs down for all of us while making our community a beautiful place to live.

-Marilyn May



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From the President Larry Dobias



The audit for the Rivendell 2023 financials continues to be a work in progress. Completed to date is the Reserve audit and the results found there are \$12,000 less funds in Reserve than reported by Casey Management at the end of 2023. The transfer of funds and expenses in Reserve have been reviewed and verified. The \$12,000 difference is the result of the transition through 3 different property management companies and how the different accounting departments allocated funds. The total audit is anticipated to be completed soon and is expected to final by the end of July.

The proposal for an internet/TV package was discussed at length by the Board with a focus on just providing internet service. The proposal was financially attractive with the potential of saving existing Frontier homes and other members considerable money. The Board decided however, that an all or nothing approach would result in a number of members paying for a service they did not want or need. It was decided not to accept the offer from Frontier.

The Board is involved in correspondence with the Pine View School regarding the increased traffic in Rivendell during school drop off and pick up times. The magnitude of traffic raises safety concerns with speeding cars at the time numerous children are dismissed through the gate off the Pine View Trail. The Board did make suggestions for possible improvements that are under review by school management. We should know the results before the next school year begins.

The Board has an updated copy of the liability insurance policy for 2024 from Cincinnati Insurers. This policy doubled in price last year and there is now a search for alternatives. Copies of potential new policies will be compared in coverage to ensure the community continues to be protected going forward and at a potential better cost.

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For Better Health, Keep Your Animals Safe!!

By Coach Deb Holton-Smith RN BSN OCN - getslim@holton-smith.com

When we think of our health, we know we are greatly comforted by our furry friends who boost our spirits, are our faithful companions, love us unconditionally and help to keep us in motion as walking buddies. And of course, they depend on us for their protection, nurturing and trust. So with these hot temperatures upon us, here are a few reminders to keep our pets safe:

SIX MINUTES

That's it.


SIX MINUTES IS ALL IT TAKES FOR A DOG TO OVERHEAT IN A HOT CAR.


In six minutes, you could lose your best friend.


IF YOUR DOG IS NOT GOING INSIDE YOUR DESTINATION WITH YOU, PLEASE LEAVE THEM AT HOME.


HOT CARS KILL DOGS



 Bring water and take breaks in the shade when walking. Unlike people, pets cannot sweat to effectively cool themselves down. Bring pets inside during periods of extreme heat. Ensure pets have plenty of shade and shelter if kept outside.

 You can take precautions to keep your pooch PAWS safe, like checking hot pavement with the back of your hand. A burned paw is one of the worst and most common injuries dogs sustain in the summer. When the temperature is 90 degrees, concrete is around 125 degrees and asphalt is about 140 degrees. Paws can burn on a 140 degree surface in just one minute.

 Dogs can become dangerously overheated, which can lead to heatstroke, a potentially fatal condition. Signs of heatstroke include: Excessive drooling, Vomiting, Diarrhea, Collapse, Rapid heart rate, Disorientation, Dizziness, and bright red tongue. Hot weather can also make it harder for dogs to breathe, esp. flat faced dogs.

 Our pets can also exhibit behavioral changes in hot weather, such as becoming less active, eating less, becoming cranky and unwilling to exercise. Watch for these signs and keep them in a cool house.



Social Committee Events for August 2024

- Thursday, Aug 1st, 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, August 8th in the morning at Rivendell Pool. Ladies Walk 'n Talk. See details for Aug. 1st.
- Thursday, August 8th, 1pm. Bridge Club. To join, contact Barb Loe at (651) 398-2256.
- Thursday, August 15th in the morning at Rivendell Pool. Ladies Walk 'n Talk. See detail for Aug. 1st.
- Thursday, August 22nd in the morning at Rivendell Pool. Ladies Walk 'n Talk. See details for Aug. 1st.
- Thursday, August 22nd, 1 pm. Bridge Club. To join, contact Barb Loe at (651) 398-2256.
- Thursday, August 29th in the morning at Rivendell Pool. Ladies Walk 'n Talk. See details for Aug. 1st.

Right of Way Drainage Project

These pictures represent the result of Rick Richards Inc. cutting of brush and small trees that the community allowed to accumulate on top of the Common Area Drainage Right of Way (ROW) located between the viburnums along Rivendell Blvd and behind the brick entrance wall and the homes at 576-590 Meadow Sweet Circle. The ROW is part of a larger Common Area maintained and is about 15 feet wide by 400 feet long. This restoration project has been on the Maintenance Committee (MC) agenda for the last several years. Most MC members spent hands on hours on this project especially Greg Volack, Carole Myles and Larry Dobias. We located these drainage structures, removed invasive trees, modified the irrigation system and raked clippings as a result of clear cutting by Rick Richards.

The MC segmented the project into several Phases. Unfortunately, this project got delayed as a result of Hurricane Ian in 2022 which the Banyan Tree required removal and restoration, and the massive community clean up took all available funds.

Phase 1 – Remove the invasive ferns at various locations. Completed 2022 Tru-Scapes \$ 2,400

Phase 2 – Identify and cut down the 80 foot tall Norfolk Pines that were a hazard of falling on the homes.
Completed May 2024. Green Topps Tree Service \$ 5,800

Phase 3 – Cut the brush and small trees that have grown in the last 20 years or so.
Completed July 2024 – Rick Richards Inc. \$2,200

Phase 4 - Fill in the spaces in the Viburnum Hedge for privacy. Estimate \$6,000

Phase 5 - Trim remaining tree limbs that hang over the roofs of these homes. Estimate \$ 3,200

Phase 6 - Install Sod Estimate \$ 12,000 – 15,000.

Why is this so important?

Aside from aesthetics, the drainage ROW needs to be accessible. It is a network of drainage pipes and drainage grates behind the homes that remove surface water, preventing potential flooding due to heavy rains. The drainage structures were buried under debris, weeds and small trees and, therefore, not able to perform as designed. Other areas of the community have these drainage ROWs but have grass planted on top which is easily maintained. This is the last remaining section to be completed to our knowledge.

Mark Giordano – MC Chairman



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Hurricane Season - Do We Stay or Do We Go?

Every hurricane season, residents of Rivendell may need to consider whether evacuation to a safer location is warranted should a storm seem imminent. This is a very individual decision and would be based on several factors. One thing to remember is the phrase “hide from wind, run from water”.

What's our hurricane evacuation zone?

Sarasota County has designated our Rivendell neighborhood as Evacuation Zone C – not nearly as critical as Zone A (areas like Casey Key) or area of more concern like Zone B (areas like much of the South Bay neighborhood). A significant factor in whether to evacuate depends on the type of structure one lives in. For single family homes, the designation of evacuation zones is based on first floor elevation and the potential for flooding by storm surge. For manufactured housing, both wind and storm surge flooding are key considerations for deciding whether to stay or evacuate. The manufactured homes community across Old Venice Road from the main entrance to our neighborhood is a prime example of homes that should always have an evacuation plan even though they are in Zone C. A map of Sarasota County evacuation zones is found near this article.

tend to want to head north while weaker hurricanes tend to travel laterally (generally west). Hurricanes wobble, stall and sometimes defy predictions. All that said, its often difficult to accurately forecast landfall locations more than 24 hours before landfall. For example, Ian (2022) had a 24 hour before landfall forecast of Casey Key with the track of the storm forecasted to move up State Highway 681! We all know now that Fort Myers Beach was the actual landfall so this is a perfect example. So how do you decide to stay or go? How strong is your house (roof, windows, entry doors, garage doors), do you have a generator (or a neighbor with a generator), do you have a three day stockpile of water and food that does not require cooking are great mental checklists. Keep your options open each hurricane season. Have a basic plan in mind. Keep your auto gas tank at least half full. If you choose to leave, be sure to tell at least one neighbor of your plan. Be sure friends and family have your cell phone number for emergency contact. Last, remind family and friends to use text messages rather than voice calls during a disaster as texts go thru when calls don't!

- Terry Siemsen, CERT Chairman

Are public evacuation centers available to Rivendell residents?

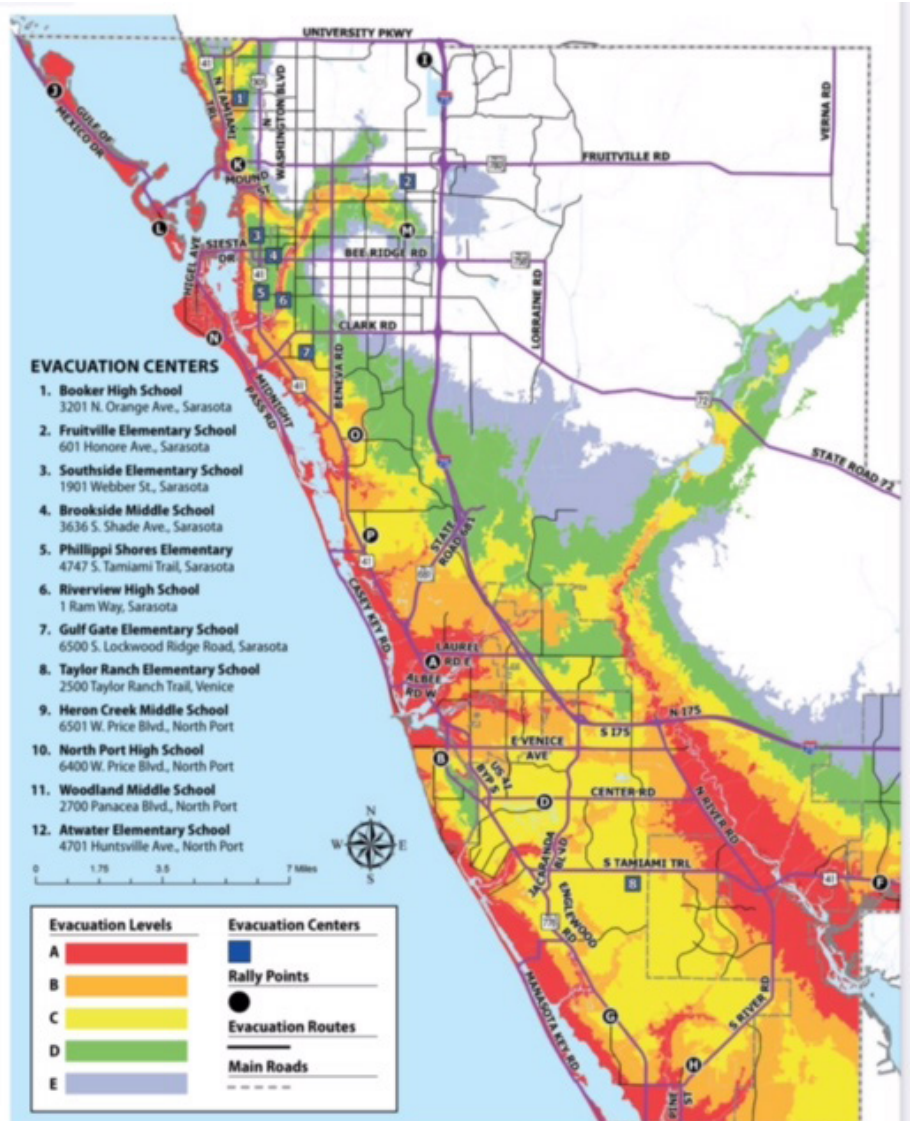
Yes, Sarasota County has designated twelve locations as public hurricane shelters, all of which are either elementary, middle or high schools. Most are also designated as pet friendly – but you may not be able to stay with your pet if you choose to use one of these shelters. Locally, Pine View School is not a shelter but is designated as a “rally point” or a place where public transportation can shuttle individuals to a designated shelter.

How far does one need to travel to evacuate?

This is clearly an individual decision and depends significantly on shelter options available. One does not need to travel hundreds of miles just to evacuate if more local options are developed before a storm is imminent. A neighbor who has a more “hardened” home (hurricane protected windows and doors) may be an easy option. Local shelters are an option but the “comfort lever” is spartan at best. If one considers traveling, which way to go can be dicey as one does not want to end up evacuating and then find themselves again in the path of a hurricane!

When to decide to evacuate?

The path of a hurricane is affected by global high and low pressure systems and by fronts over North America – or weaknesses in those fronts. As a general rule, stronger hurricanes



A View from Within

At the June 2024 Board meeting, the Rick Richards company was hired to do some clearing on the land-bridge between Rivendell Lake East and West. After two days of running a forestry mower along the land-bridge, Rivendell once more has a 15 foot pathway along the land-bridge which our service providers can access whenever they need to inspect the outflows, weirs, or the back shorelines of these two ponds.

Not all trees and vegetation were removed from the land-bridge. Some were kept along the edges to anchor the banks and to prevent erosion. In the future, TruScape will be asked to deal with the mowing needs of the land-bridge so the vegetation won't get out of hand and take over the land-bridge.

Should you be unaware of how the land-bridge used to be, here are some earlier pictures of it from 2014-15...



After the pathway into the rest of the land-bridge was opened, those needing to work on the outflow or the back weir now have 2 ways to access the structures. They now can walk across the outflow structure...



...and then onto the newly-cleared area of the land-bridge...



But this is how it looked in 2024. The land-bridge had become so dense that a forestry mower had to be employed to make it passable once again....



(A View from Within *continued*)

...and then on to the back weir of these lakes.



This land-bridge is not intended to be a walking trail for residents since it's likely that some of our Rivendell reptilian wildlife might find the more open land-bridge a nice spot from which to enjoy a few warming rays from the sun....

-Nancy Dobias



Photos by Larry Dobias

Rivendell Crosswalks and Florida Law

Our community is a vibrant neighborhood. We are a community with almost 500 homes, many of which are full time residents - some folks are “seasonals or occasionals”. We are truly fortunate to have such a beautiful place to live.

As our community has grown, traffic has grown too. There are few access points into and out of Rivendell, the primary roads being Rivendell Boulevard, Placid Lake Drive and Scherer Way. Given almost 500 residences, one can only imagine the number of vehicles traveling on our streets! With Rivendell Boulevard being the connector to Old Venice Road, the number of vehicles using this street has to be significant - add in also lawn care vehicles, pool maintenance vehicles, mail delivery, Amazon delivery, UPS and FedEx delivery, parents dropping off and picking up Pine View School students - - I could go on but you get the point!

We also have a number of residents who walk for health reasons, some neighborhood children walk to school and many pet owners also are local pedestrians. Therein lies the issue.

Florida Law requires drivers to stop at a marked pedestrian crosswalk if a pedestrian is waiting to cross a street. We have a number of these crosswalks, the most common are those on Rivendell Boulevard. It seems like many drivers in our community think they have the right-of-way. This is not the case! Most drivers whiz thru our crosswalks, some even swerve to avoid pedestrians that are in the crosswalks, and those drivers go on their merry way. This is a clear violation of Florida law. Many drivers seem to ignore the law (hard not to know the law with signs in so many other places). There is a hefty fine for those that violate this law - but little or no enforcement exists in our community (speeding too but that’s another story for another time!).

Some drivers feel that “yielding right of way “is a requirement to just slow down. However, this is not the case - under Florida law, a driver must stop and allow a pedestrian to cross the road safely. In Rivendell, a pedestrian takes their life in their hands if they proceed into a crosswalk when a vehicle is approaching.

It’s an easy law to obey and following the law protects your neighbors and fellow community members!
-Terry Siemsen





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Maintenance Committee Report - July 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, Jonas Meyer, Jeff Young

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. Truscapes cut the Viburnum hedge adjacent to Rivendell Park. The community arborist recommended we fill the empty spaces with 18-15 gallon viburnums and trim the alley side as well. The estimate is \$4,700.
2. The land strip west of the spillway between the Rivendell Lakes needs trimming. Estimate by Rick Richards Inc. \$ 6,685. Completed 7/9/2024
3. To clean up the drainage ROW and Common Area between the fence on Rivendell Blvd and the homes on Meadow Sweet Circle. Rick Richards quoted \$2,200 to cut the remaining debris and regrade the area in preparation for sod. Completed 7/9/2024.
4. The MC received estimate to plant flowers on the 6 islands in the community. 180 1-gallon multi color Vincas. Rogelio Alvarado landscaping, \$ 2,180. Scheduled for 07/14/2024.
5. The MC received estimates on sod placement in various areas throughout the community and will be differed to the fall.
6. A proposal by 2 residents of the cottages for improvements at the area around the Banyan Tree to the cottages is being considered and various estimates are being received. In addition the Cottage Board is proposing their own proposal.
7. Treescapes' continued weekly mowing. Turf and Ornamental fertilization, Lawn, and Ornamental trim and weeding are scheduled for this month as well. Completed Ornamental Trim and Fertilization.

Tree Trimming:

1. The 46 remaining "oak street trees" need trimming as well as 6 Cypress at Placid Lake need trimming, Green Topps quoted \$ 14,700. Scheduled for July 18, 2024

Irrigation System:

1. Rogelio Alvarado landscaping cleaned 1200 irrigation heads as part of Bimonthly maintenance.
2. New irrigation on Stillwater and Osprey Pond on hold till money is available.
3. Treescapes' conducted irrigation system inspection in July identified and they repaired a leaking valve at Controller 3.
4. The need for additional irrigation at Pine Pond and Crane Pond were discussed and the MC will obtain estimates for the future.

Community Pool and Clock Tower:

1. Sand Dollar Pool changed out the two filter cartridges at the pool.
2. The solar pump was shut of during the summer and a leak was identified.

Community Pool Pump Room:

1. 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.

Sidewalks:

1. The list of sidewalk slabs that need replacing by the county was completed and submitted to the county for repair. They started marking various locations for remediation.
2. Cleaning of Common Area sidewalks is being evaluated. Put it on hold.
3. A new concrete sidewalk and possible relocation is needed from Rivendell Blvd to the Banyan Tree. Estimates will be obtained for the future.
4. The concrete curb project on hold till the fall.

Street Light Poles:

1. Nostalgic Lamppost completed numbering light posts and were directed to replace broken lenses in various locations.
2. The MC installed a concrete foundation on Pole 5 in Crescent Park.

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. Received a proposal to pull weeds and regrade mulch and clean the light poles quarterly. Rogelio Alvarado \$ 500.
3. Chains and swings at Crescent Park need replacing. Top Line Recreation quote for materials. \$2,235.25. The MC will install. Ordered and awaiting delivery.
4. Caution, bats are inhabiting the gazebo again. No inclusions from April 15-August 15. Needs a new roof framing to eliminate a roosting place.

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. 677 ft was identified and estimates of \$9.00 per foot were received from 2 vendors. This will be a fall project.

Pine View Path:

1. MC to investigate property line identification and planting along the property line to screen new school buildings and existing grounds.
2. MC installed stationing and property line offsets on the walkway surface and mapped them.

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.

Community Signs:

1. The Community sign painting is complete.

There will be no MC meetings in July or August.

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.

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Rechargeable hearing aids are now available for demo.

During the past few months, we asked our clients to give us honest feedback about these new hearing aids. We have received raves about these new hearing aids.

We heard the hype from the manufacturers but the response from our clients has been better than we hoped for about these rechargeable hearing aids.

Our clients were impressed with the clarity of speech and the lack of distracting background noise. They did like having the convenience of putting the hearing aids in the charger case and not having to fiddle with small batteries. Yet each client was more impressed with the sound quality.

We currently have four models available for demonstration, from different manufacturers. We carry a variety of brands to ensure the sound quality is what you want to hear. We had a few clients who tried two brands before they knew exactly which hearing aid gave them more confidence in conversations.

We always want the hype from manufacturers to be accurate, but we think they are underselling this new technology. Not only is there better speech clarity but the ease of not having to fiddle with tiny batteries is such a bonus.

We are offering you a chance to experience rechargeable hearing aids at no cost to you. If you have been curious about rechargeable hearing aids and want to try them, call us for a free demo 941-244-9300.



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ARC Meeting - Tuesday, June 25, 2024

Time/Place: Conference Call 4:30pm

Members Present: Jim Duncan, Joe Casale, Rebecca Rasmussen, Bill Borgelt; Michelle Meyer (Board liaison)

Others Present:

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	1167 Mallard Marsh Dr	Thomas & Jayne Dower	Replace Front Doors and transome with eyebrow style, 10' double door - iron with electronically-frosting glass. Paint color per photo submitted with proposal		x		
3	808 Shadow Bay Way	Richard & Linda Durham	Reroof existing barrel tile roof with flat tile. Thunderstorm Blend (range of charcols) Windsor Slate roof.		x		
4a	530 Meadow Sweet Circle	Shannon Wilson	Replace windows		x		
4b	530 Meadow Sweet Circle	Shannon Wilson	Repaint house		x		
5	828 Placid Lake Dr	Cynthia Petti	Replace trees that fell during lan, some lighting & small paver patio for grilling; River rock around lanai, plantings, small lighting; Replace diseased Palms, river rock, irrigation; plantings to soften wall for the Kuppermans, drainage fix; Replace plantings for the Blooms; Fencing to cover up pool filter/well piping		x		
6	1019 Scherer Way	Philip Breeding	Installation of removable hurricane screens on lanai.		x		
7	1176 Mallard Marsh	Helen McClure & Mike Nash	Landscaping on S side of house, per design submitted		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.
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.