



The Woodlands Word @ Rivendell

*Your
Community Resource*

SEPTEMBER 2015

Highlights of August 3, 2015 Board of Directors Meeting

By Marilyn Probert:

Reviewed by Walter Perkowski

Upon arriving at Spanish Point, residents planning to attend the Board Meeting found the doors locked. A decision was quickly made to move the meeting to the Cottages Clubhouse and the meeting was then called to order at 6:15p.m. Board members attending were Gwen Stepien, Walter Perkowski, and Joe Sefack.

The Board accepted the resignation of Director Vinny Barone.

ARCHITECTURAL REVIEW COMMITTEE REPORT:

In delivering the ARC report, Board Liaison Joe Sefack emphasized that the committee greatly prefers to approve requests; denials are usually due to lack of proper paperwork and information. Six of nine requests at the July 28 meeting were approved.

MAINTENANCE COMMITTEE REPORT:

In his MC report, chair Jim Stepien suggested that residents' complaints be sent directly to Lighthouse instead of the MC. He asked for and received approval and funding for the following:

- Mulch for the entire community
- Palm and oak tree trimming
- Edging and mulch at Crescent Park

Board member Walter Perkowski noted that the Maintenance Committee is actually advisory; final decisions are made by the Board.

HOMEOWNER COMMENTS:

Several burglaries took place in July, two in Rivendell, and some in other nearby communities.

Because children use Crescent Park, a homeowner suggested that flags be used to warn when pesticides are used in the area.

A homeowner thanked the MC for cleaning the fences on Old Venice Road and Rivendell Boulevard.

Another homeowner noted that Crane Pond's appearance is greatly improved.

It was suggested that the palm trees on the island on Rainbow Point Road need trimming.

Next Board Meeting will be on October 5, 2015. The Budget Meeting will be on November 2.

Want to learn how to
prevent burglaries?
See "Tips to Discourage Break-Ins"
on page 3.

Burglaries in Rivendell

Compiled by Pam Babbitt with information
from Rivendell residents Kay Mruz,
John Fitzgibbons, Barb Valdahl and the
Sarasota Sheriff's website.

On Thursday, July 23, 2015, two Rivendell homes were burglarized, along with two homes in Willowbend and two in South Bay.

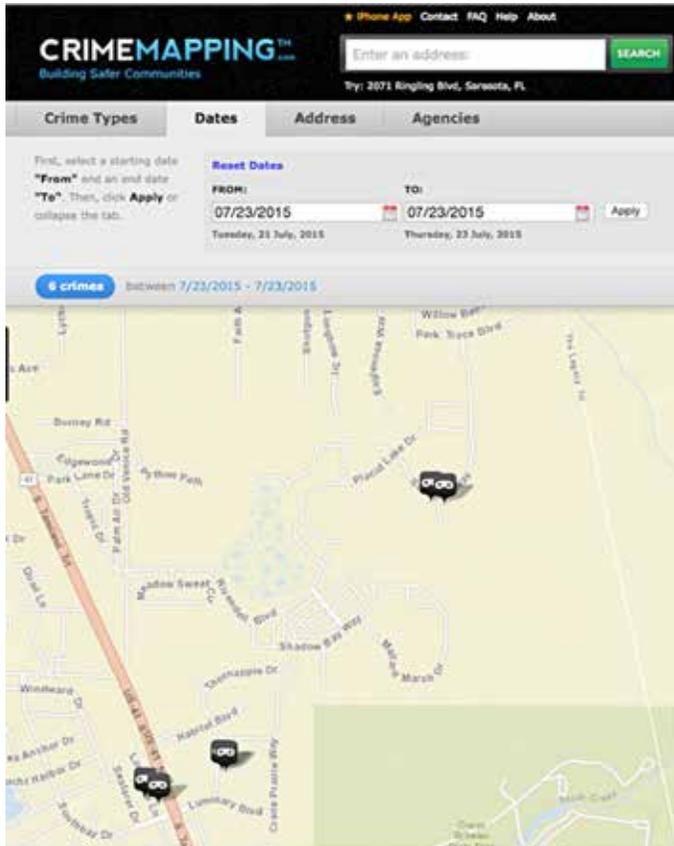
The Sarasota Sheriff Crime Mapping link shows that each of the reported robberies occurred on July 23. The information includes the time of the report and type of crime. The six burglaries were residential, were reported between noon and 10:30pm and involved a forced entry. On the crime map it appears that in each of the three neighborhoods the two homes were close to each other.

It is not known whether the same perpetrators committed these six crimes, but it seems likely. A Rivendell resident was told that the thieves were a gang out of Chicago and that they were known to be active on a recurring basis (possibly having been in the area this Spring). The police indicated that the perpetrators knew what they were doing – quick in and out. In some cases, a brick was thrown through the glass sliders on the lanai in order to gain entry. It was also reported that they were driving a light-colored Chevrolet. Stolen pillowcases from the master bedrooms and safes from the robberies were found in a dumpster near a local motel.

If you want to use the Sarasota Sheriff Crime Mapping link, it is helpful to start by selecting the starting and ending dates. For example, between July 21 and August 1, 132 crimes had been reported. You may also enter an address to narrow the search. <http://www.sarasotasheriff.org/public-interest/crime-mapping.html>

Continued on pg.2)

(Burglaries in Rivendel continued from pg.1)



Crime Mapping Disclaimer: The Sarasota County Sheriff's Office crime data and statistics shown on this website are for personal, informational purposes only. This site allows the public to query crimes and incidents reported to the Sarasota County Sheriff's Office over a rolling 30-day period. Because the data is preliminary and may change upon investigation, the Sheriff's Office makes no express or implied guarantees regarding the accuracy or completeness of the information. All data visualizations on maps are approximate.

Prescribed Burns

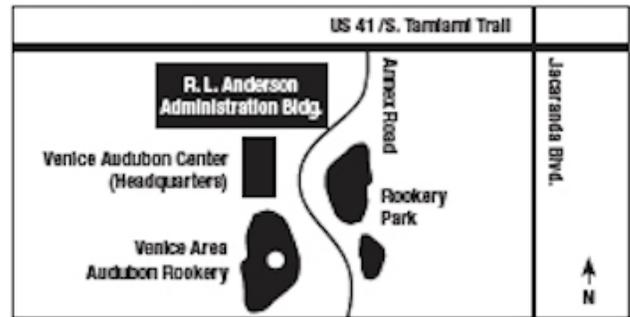
Excerpted from Wings & Things, Venice Audubon Newsletter, Sept/Oct 2015, page 2

On Tuesday, October 27, 2015, **Prescribed Fire in the Florida Park Service** will be the program at the Venice Audubon Center located on Annex Road, behind the R.L. Anderson Administration Building. There is a social period starting at 6pm, with the program following at 6:30pm.

Join Matthew Hodge, an Environmental Specialist with the Florida Park Service, as he describes his role in overseeing the District 4 (southwest region) prescribed fire program. Planning, administering and executing prescribed burns differ in each natural community that is managed, creating a challenge to ensure that the ecological needs of diverse ecosystems are met.

Matthew originally hails from South Africa, where he began his career in land management. He holds a degree in applied Limnology (study of inland waters) and enjoys helping conserve natural communities wherever he is.

For more information: Phone: 941-496-8984; Email: info@veniceaudubon.org; Website: veniceaudubon.org



Next Rivendell Board Meeting
October 5th
 6pm at Historic Spanish Point in Osprey

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

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Next Maintenance Committee Meeting

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



PATRIOT DAY - SEPTEMBER 11
 Patriot Day is the anniversary of the Sept. 11, 2001, terrorist attack on America.



Tips to Discourage Break-ins

Compiled by Pam Babbitt with information from Rivendell Resident John Fitzgibbon and other sources

Reduce Your Risk – Don't be an "easy" target

If burglars need to spend a lot of time breaking into a home, can't enter without making significant noise, or are forced to work in the light, they may search for an easier target. There are cost-effective ways to add security outside and inside your home. Strategically placed lighting, reinforced doors and windows, and special window coatings may keep thieves out. If they do get inside, motion and glass break sensors can alert the police that they are there.

Recent thieves in Rivendell have breached sliding doors on the lanai. Sliding doors can be an easy point of entry for burglars, by either breaking the glass or lifting them off of their track. Motion and glass break sensors can solve the first problem and anti-lift locks the second problem. John Fitzgibbon, Rivendell resident, provided information for installing additional locks on sliding doors. A more secure lock is the CAL Double Bolt. Attached is the link to the Lockitstore.com with specifications for the locks: <http://www.lockitstore.com/products/cal-double-bolt-lock>

Home Depot also carries this lock, but if you want someone to install it, John Fitzgibbon recommends contacting B & D Lock and Key, 537 E Venice Ave, at (941) 485-4131. John was satisfied with both the installation and the customer-focused services.

If you have a triple panel sliding glass door, as long as you put a lock on each end then the middle panel is secured by the "C" channel on the edge of each door panel (Rob June at www.safeslider.com).

What To Do Before The Burglar Comes

- Be observant. Pay attention to unusual vehicles or people in the neighborhood. Report any suspicious activity.
- Always lock your front and/or patio doors and windows.
- Lock the cage doors except when pool service is expected. This isn't a very secure door, but it could make a robber leave.
- If you have a Home Security System – use it. Do purchase motion and glass sensors and wire the alarm so that it can be heard outside.
- Home security systems can be expensive. For more affordable and tricky alternatives: 1) Put a home security sign in your yard without actually obtaining the service. 2) Install "fake" video cameras. 3) Install an outside bell or alarm.
- Install a 180-degree wide-angle viewer in exterior door to see who is at the door before opening it. Be wary of solicitors.
- Don't leave items in your yard or in plain sight. For example, after purchasing a new television or appliance, don't leave the box out beside the trashcan.
- Close garage door.

Maintain landscaping

- Keep shrubs trimmed and grass cut. Eliminate areas where a burglar could hide.
- Install outside motion sensors on outside lights as a deterrent to nighttime break-ins.

Inside Your Home

- A deadbolt lock offers good security because it is not spring activated and cannot be opened by a credit card. It is best to install deadbolt locks on solid hardwood exterior doors.
- Keep valuables outside the bedroom. Burglars go to the master bedroom where cash and jewelry are most commonly stored.
- Move expensive items from plain sight or locations near windows.
- When leaving the house, create an illusion that someone is still home, for example by leaving a light or a radio on.

Inside Your Home: Sliding Glass Doors

- Install CAL Double Bolt sliding glass locks (refer to information above).
- Place a length of wood in the lower track that fits snugly and cannot be popped out of the track.
- Buy a metal bar, or Charley bar, that attaches to the side frame and folds down across the glass, bracing itself against the opposite frame.

While Away From Home, ask a trusted relative, neighbor, or friend to:

- Park in your driveway or in front of your home.
- Put out garbage can or recycle bin on trash pick-up day.
- Check your home for anything unusual.
- Pick up your mail and newspapers. Cancel the paper rather than entering a "vacation stop".
- Either use automatic timers or recruit someone to turn lights on/off. Vary the lights to be turned on and occasionally have a radio turned on. Never leave lights or the radio on constantly.
- Reposition the drapes every few days.

And Finally,

- Keep your garage door closed so no one can see that your car is gone or other equipment stored in your garage.
- Tell a neighbor where you can be reached in an emergency.
- Don't let your travel plans be widely known.

Conger, Cristen, "Top 10 Simple Ways to Discourage Break-ins", 06/2008 *HowStuffWorks.com*

Mullins, Luke, "Easy Ways to Prevent Home Theft", 10/2008 *US News.com*



MAINTENANCE COMMITTEE REPORT July 29, 2015

By Jim Stepien

I will apologize upfront for the MC not having a meeting in May or June. In May, we did not have any significant issues to address so we felt a MC meeting was not necessary. Unfortunately, I was ill at the time of the scheduled June meeting so the meeting was cancelled and, as Murphy's Law would have it, a few homeowners had decided this was the meeting they wanted to attend and were upset by the cancellation.

Based on comments presented by a homeowner at the MC meeting this is a good time to clarify the relationship of the MC to the Board, Lighthouse Property Management and Rivendell homeowners. The MC was created by the Board as a group of volunteer homeowners to assist the Board by providing the Board with information and recommendations for issues requested by the Board and by bringing issues of common interest that are discussed at the monthly MC meetings to the attention of the Board. The MC volunteers do not perform any maintenance functions (repairs, debris pickup, etc.) but from time to time may work with our contractors on community improvements. The routine day-to-day maintenance operations within the community are the responsibility of Lighthouse Property Management (LHM) and our contractors. Therefore, any concerns/problems homeowners notice regarding the landscaping, lawn mowing, street lamps, sidewalks, parks, preserves or lakes, signs and fences, etc. should be emailed (preferred method) or called in to LHM for action. You can send a copy of your email to the Chair of the MC if you wish the MC to monitor the resolution of the problem or have it discussed at a future MC meeting. The main function of the MC for the homeowners is to act as the sounding board for ideas from the community at monthly meetings and that is why we have a standing invitation to all homeowners to join us. We do assist the Lighthouse Property Manager when requested. The MC also presents a report at every Board Meeting and prepares a report for the *Woodlands Word* to keep homeowners informed. On to our July meeting:

Pool -

- We will be changing the entry system for the pool and restroom from the current key locks to a key/keyless code system. Prior to the changeover LHM will mail instructions and the code to all owners.
- The water heater used for the shower and restrooms will be replaced with a tank-less system that will only heat the water when needed thereby reducing our electric usage.
- Bo Potter informed LHM that he would no longer be providing cleaning services at our pool. Bids were received and the Board selected a new pool contractor, Jan Pro. They began service on July 1st. Please let LHM know the quality of their work - good or bad.

Landscape -

- Crane Pond irrigation and electric project: The boring was completed with only one minor problem. The utility locating service failed to mark a water line and the boring company nicked the pipe causing a leak. The County repaired the leak the same day. The County was responsible for the repair costs since the locator failed to mark the line. The following week the electrical contractor pulled the wiring and made all of the connections for the irrigation pump and the lighting. The final step will be to have West Bay get the irrigation working.

- Work on our entrance from Park Trace has been completed. New plantings were installed in front of our sign. Looks good if you haven't seen it.
- The community's tree replacements program has been completed. Trees were planted at various locations throughout the community.
- Plantings in Crescent Park to replace a tree that was removed at the Gazebo should be done by mid-August.
- A concerned homeowner told the committee that the Rainbow Point Way traffic islands needed to be re-landscaped. The homeowner felt the palm trees and the ornamental grass plantings on traffic islands are an eyesore in the community. The MC stated that the palm trees and oak trees do need trimming and that they are done at the same time as all of the palms and oaks in the community, usually in Sept-Oct. It was noted that the ornamental grasses, the landscape rocks, the bougainvillea and the arboricola were only planted in late 2011 with community support and approval for the Florida friendly plantings. Over the past 3 years, neither the Board nor the MC has received any complaints regarding the traffic islands. Therefore the MC had not planned on any significant work on Rainbow Point Way this year. The concerned homeowner was told that if they had a plan of how they would want to re-landscape the islands the MC would be more than happy to review the plan.

Preserves & Wetlands - The committee is working with the county regarding the corrections required by the annual monitoring report. Routine maintenance is looking good.

Lakes and Ponds - Our contractor has been treating the affected areas and the ponds/lakes look good.

Other -

- The back flow preventer failed at the county water connection near the pool. LHM had a plumber make the required repairs.
- Outer ring on Rivendell sign at the bridge fell off and has been repaired.
- The front entrance (south corner) has been cleaned up and some new plantings installed.
- Gazebo roof replacement - should be done by mid-August.
- Pressure washing - After review of bids the Board approved the Gorilla Kleen contract and power washing was completed on July 29th.
- Playground edging and mulch - to be done by the end of August.
- The playground equipment options were reviewed and it was determined that we should restore the existing equipment. It was determined that new laws regarding public playgrounds were cost prohibitive at this time.

Remember, please report (preferably by email) any problems/concerns you see in the community to Lighthouse Property Management: pattistipolli@mgmt.tv or shannonbanks@mgmt.tv or phone 941-966-6844.

One last item: we always welcome more volunteers to help our community by working with the Maintenance Committee. The MC meets the last Wednesday of each month at the Cottages Clubhouse at 7:00 PM.

RESIDENTS HELPING RESIDENTS

MATHEMATICS TUTORING: Calculus and Statistics. Specializing in AP courses. Retired Math teacher from the NE with 30+ years experience in public and private schools. New Rivendell resident. Your home or ours! Multiple student discount available. Ref: Who's Who in American Education, New Jersey Governor's Teacher Award. Limited enrollment and accepting reservations for Fall 2015. Call **Carol: 941-866-0270** OR email **gdontheroad@yahoo.com**.

BABYSITTER: 15 year-old Rivendell Pine View student has certified American Red Cross Babysitter's Training with Pediatric First Aid and CPR. I absolutely love kids! Call **Zoe Gavette** at **941-918-8200**.

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

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

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

COMPUTER REPAIR AND INSTRUCTION PLUS ALL HOME ELECTRONICS (TABLETS, SMART PHONES, TV's, DVD's, NETFLIX and MORE): For Rivendell & Willowbend residents I charge a very reasonable \$25 an hour rate. I also offer flat charges such as \$50 max for any computer virus repair taking over two hours. I am a Rivendell resident with thirty years computer and home automation experience. Call **Gary Mruz 941-786-6019** or email **gary.mruz@gmail.com**

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

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

PETSITTER, HOUSESITTER: An adult resident of Rivendell for 15 years, I love cats, dogs, birds, and bunnies. I am also very qualified to take care of your home while you are away. A dependable daily, (for pets) bi-weekly, weekly, or monthly visit can be scheduled. Or I can stay at your home, if you prefer. My experience and references will provide you with peace of mind that your pets and/or house are being well cared for. Call **Carolanne Haddock** at **941-539-6176**.

Rivendell Residents

Please send your name, phone number, and a description of the service you can provide to other Rivendell residents. Email your information to Marilyn at **marilynprobert@gmail.com**



LOOKING FOR RIVENDELL CLASSIFIEDS?

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

All Rivendell Classifieds are now on the community website

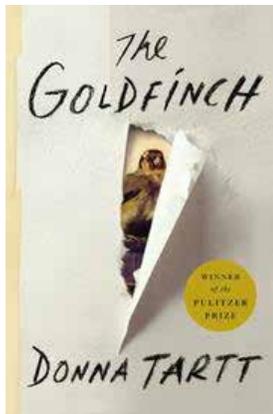
www.rivendellcommunity.com

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

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

Book Group Schedule

By Marilyn Probert



The Book Group will meet on Monday, September 14 when the subject will be *The Goldfinch* by Donna Tartt. Thirteen-year-old Theodore Decker acquires a valuable painting of a goldfinch from the Metropolitan Museum of Art in New York, and his life is changed forever. Sallie Hawkins will host the group at 716 Anna Hope Lane; please call her at 941-966-6916 if you plan to attend.

On October 12 we will discuss *The Aviator's Wife*, an historical novel by Melanie Benjamin that describes the

adventurous life of Anne Morrow Lindbergh.

The Children Act by Ian McEwan will be the topic in November. Set in England, Fiona Maye is a judge who presides over the High Court's family division. One of the dilemmas that she has to face is the case of Adam Henry, a minor whose religion forbids him from undergoing treatment for leukemia.

All Rivendell residents are welcome at Book Group meetings. We meet at 7:30pm on the second Monday of the month. Please call the month's hostess if you'd like to participate.



The Rivendell Community Web Site

is available at

WWW.RIVENDELLCOMMUNITY.COM

Please contact Lighthouse Management for the password to the RESIDENTS section or check your annual voting ballot/proxy mailer.

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Rivendell
RESIDENT & AGENT

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

RIVENDELL COMMUNITY ASSOCIATION, INC.

A Corporation Not for Profit

**MINUTES OF THE BOARD OF
DIRECTORS MEETING - May 4, 2015**

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

The meeting was called to order at 6:05 P.M., by the President Ms. Stepien.

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

The following Directors were present: Bobby Merrill, Joe Sefack, Gwen Stepien, Walter Perkowski, Vincent Barone; A quorum was declared to be present.

Ms. Stepien advised the attending membership of the recent concerns raised via email by a few residents. Mr. Tedd Kenny, Representative with Aquagenix, was in attendance and provided information regarding the company, the licensing held by their employees and the role the play in the community. Mr. Kenny educated the attending membership in regards to the chemicals that are used during the treatment to the contracted areas within the association. The Board then opened the floor to attending membership for a question and answer session. On matters relating to the minutes of the previous meeting a motion was made by Mr. Perkowski and seconded by Mr. Merrill to approve the Special Board of Directors meeting minutes of February 2, 2015 and the Regular Board of Directors meeting minutes of March 2, 2015. The motion was passed.

REPORTS OF OFFICERS,

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

Treasurer's Report, Mr. Merrill reported that as of March 31, 2015 the Association is \$15,700 under budget and Accounts Receivables are approx. \$39,000.

Committee Reports,

ARC, Mr. Sefack reported the committee met on March 31, 2015 and April 28, 2015. **(see attachment # 2)** He advised of the resignation of Ms. Jessica Fenton and upon discussion by the Board, a motion was made by Mr. Sefack and seconded by Mr. Perkowski:

MOTION 15-15: to accept the resignation of Ms. Jessica Fenton. Motion Passed

A motion was made by Mr. Sefack and seconded by Ms. Stepien:

MOTION 15-16: to appoint Ms. Maggie Verhagan as ARC committee chair Motion Passed

A motion was made by Mr. Sefack and seconded by Mr. Perkowski:

MOTION 15-17: to appoint Mr. John Fitzgibbon to the ARC committee. Motion Passed

Maintenance Committee, Mr. Stepien reported that the committee met on April 29, 2015 and he provided a report as follows:

1. Pool Area Improvements researched:
 - a. Entry code system for the gate and restrooms
 - b. Water Heater rusting – Suggesting a tank less water heater
 - c. Pool furniture- pending further discussion

A motion was made by Mr. Perkowski and seconded by Ms. Stepien:

MOTION 15-18: to approve the keyless entry locks and tankless water heater for the pool are not to exceed \$2000.00. Motion Passed

2. 6 Fox Tails were installed at the entrance to replace the Palms removed.
3. Irrigation main line break in Village Park repaired
4. Main pump valve replaced

A motion was made by Mr. Perkowski and seconded by Ms. Stepien:

MOTION 15-19: to approve the replacement of the solar irrigation with utility company electric for the irrigation of Crane Pond Not to exceed \$15,000.00. Motion passed.

5. Tree replacement plan- A motion was made by Mr. Perkowski and seconded by Mr. Sefack:

MOTION 15-20: To approve the expense for tree replacement not to exceed \$8000.00. Motion Passed

6. Annual monitoring/ reporting program required by the County.
 - a. 22 homes noted in violation
 - b. Committee will meet with the county for a required resolution.

7. Aquatic Systems is currently doing algae control

8. Gazebo Roof is deteriorating- A motion was made by Mr. Perkowski and seconded by Mr. Sefack:

MOTION 15-21: To approve the expense for roof replacement and gazebo cleaning not to exceed \$1500.00. Motion Passed

9. Annual contract for the pressure washing of the signs, fencing and columns bids being obtained.
10. Playground equipment replacement options being discussed.

Communications Committee, No report provided

Old Business;

No old business was discussed.

New Business,

Matters relating fining of 1065 Scherer Way Dirty Roof, Ms. Banks reported the volition was remedied 2 weeks ago and property shows it

is in foreclosure. The violation was closed.

Matters relating fining of 655 Rivendell Blvd. for maintenance of lawn. The owner has received all notices and requested an extension that was approved. That extension has expired and the violation remains. A motion was made by Ms. Stepien and seconded by Mr. Perkowski:

MOTION 15-22: to approve the fining 655 Rivendell Blvd. for maintenance of lawn in the amount not to exceed \$1000. Motion passed.

Matters relating fining of 655 Rivendell Blvd. for dirty exterior. The owner has received all notices and requested an extension that was approved. That extension has expired and the violation remains. A motion was made by Ms. Stepien and seconded by Mr. Sefack:

MOTION 15-23: to approve the fining 655 Rivendell Blvd. for maintenance of lawn in the amount not to exceed \$1000. Motion passed.

Matters relating fining of 835 Placid Lake Dr. Dirty Roof, Ms. Banks reported the owner has received several notices. The owner responded on September 11, 2014 noting that would have the roof cleaned within 30 days, this time has expired and the violation remains. A motion was made by Ms. Stepien and seconded by Mr. Sefack:

MOTION 15-24: to approve the fining of 835 Placid Lake Dr. for a dirty roof in the amount not to exceed \$1000. Motion passed. Matters relating fining of 835 Placid Lake Dr. maintenance of lawn, Ms. Banks reported the violation remains and the owner has received several notices. A motion was made by Ms. Stepien and seconded by Mr. Sefack:

MOTION 15-25: to approve the fining of 835 Placid Lake Dr. for maintenance of lawns in the amount not to exceed \$1000. Motion passed. Matters relating fining of 851 Placid Lake Dr. Dirty roof, Ms. Banks reported the violation remains and all three notices were returned "Vacant- Unable to Forward".

This house is noted filed for bankruptcy. A motion was made by Mr. Perkowski and seconded by Mr. Sefack:

MOTION 15-26: to approve the fining of 851 Placid Lake Dr. for a dirty roof in the amount not to exceed \$1000. Motion passed.

Matters relating fining of 831 Placid Lake Dr. dirty roof, Ms. Banks reported the violation remains and the owner has received several notices. It is also reported that this same owner is the noted owner for 835 Placid Lake as well. A motion was made by Mr. Sefack and seconded by Ms. Stepien:

MOTION 15-27: to approve the fining of 831 Placid Lake Dr. for a dirty roof in the amount not to exceed \$1000. Motion passed.

Owner Comments,

An owner commented on the presentation given by Mr. Tedd Kenny with Aquagenix and stated his understanding regarding the products used by the vendor. He presented his request that the Board to consider more eco-friendly products.

An owner commented as to his thoughts in regards to the licensing and certification of the employees of Aquagenix. He commented as to his thoughts regarding the Board/ Committees responsibilities in vetting vendors. It was noted in the

An owner noted her appreciation for the entry-coded system proposed at the pool and asked how would the residents be notified?

An owner asked if the records regarding contracts and violations are available to owners

An owner commented that the Board is doing a good

An owner provided her thanks to the maintenance committee and requested that she be removed from Mr. Barone's email address list.

An owner asked about trash violations and how they are monitored.

An owner commented on the presentation provided and indicated that he is in favor of the notices being posted after treatment.

An owner asked about the irrigation of the common area in the rear of the homes on Stillwater Court.

An owner asked how can questions be accommodated prior to Board decisions, pools entry system consider fobs, playground improvements comment.

An owner asked why they have not received a response regarding their request to have a garage sale, asked for clarification on the plan for pool furniture replacement and the alleyway responsibility

An owner commented on the alleyway and indicated he will be looking into the county funding the repairs for these alleyways.

An owner asked for an update regarding the littoral shelf issue noted previously by the county.

An owner commented on the dead and dying palms along Rainbow Point.

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

Shannon Banks, CAM

Lighthouse Property Management

Dated this 29th Day of May, 2015.

ATTACHMENT # 1

Manager's Report

On Site/Maintenance-

- Weekly community visits
- Compliance inspection: 4/17/2015
- Follow up compliance inspections done weekly
- Requested Street Light repairs as reported (some pending)
- Obtained the proposal and scheduled the backflow install on Scherer (\$619.00)

Administrative-

- Forwarded financials to Board for review.
- Forwarded draft agenda to board for review.
- Forwarded draft minutes for review.
- Forwarded ARC requests to committee.
- Forwarded approved minutes to publishing in the newsletter.

- Send out email blast in regards to BOD meeting.
- Process all invoices for check run
- New LPM administrative: Patti Strippoli
- Coordinated presentation by Aquagenix (contract addendum)

Correspondence-

- Letters sent to homeowners regarding submitted ARC forms.
- Compliance violation notices sent
- Email Correspondences

Shannon Banks, CAM
Managing Agent

ATTACHMENT # 2

ARC Committee Report

Jessica Fenton resigned
March 31st meeting
12 applications
12 approved
April 28th meeting
18 applications
15 approved
3 denied or on hold
Motion to appoint Maggie Verhagen as ARC Chairperson
Motion to appoint John Fitzgibbon to the ARC Committee
Next ARC Committee meeting May 26th

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Minutes Architectural Review Committee

July 28, 2015

Attendees: Maggi Verhagen, Chairperson, Cindy Caria, John Martin, John Fitzgibbon, Jim Stepien.
The ARC meeting was called to order at 5:55 PM with a quorum of Committee members present.
The following applications were reviewed and decided for action.

| ITEM | ADDRESS | WORKPLAN | RESOLUTION |
|------|--------------------------|--|--|
| 1. | 804 Golden Pond Court | Art accents on exterior of house | Resolved: Denied Motion: John F. 2 nd : Cindy Advised to refer to Board for clearer guidelines |
| 2. | 540 Meadow Sweet Circle | Landscape | Resolved: Denied Motion: Cindy 2 nd : John M. Missing survey |
| 3. | 747 Anna Hope Lane | Fence | Resolved: Approved Motion: Jim 2 nd : John F. |
| 4. | 747 Anna Hope Lane | Landscape | Resolved: Denied Motion: Jim 2 nd : Cindy Needs prior Villas approval |
| 5. | 747 Anna Hope Lane | Repaint house | Resolved: Approved Motion: Cindy 2 nd : John F. |
| 6. | 747 Anna Hope Lane | Propane tank installation | Resolved: Approved Motion: Cindy 2 nd : Jim Must comply with propane tank guidelines |
| 7. | 1036 Scherer Way | Remove tree | Resolved: Approved Motion: John M. 2 nd : John F. |
| 8. | 919 Scherer Way. | Install gutters | Resolved: Approved Motion: John F. 2 nd : Cindy |
| 9. | 1204 Mallard Marsh Drive | Repaint house & replace exterior garage lights | Resolved: Approved Motion: John M. 2 nd : Cindy |

ARC meeting adjourned at 6:45 PM. Next meetings are August 25 and September 29, 2015 at 6:00 PM.



Rivendell Community Contacts

Committees

Communication Committee (CC)

Chair: Carol Heckert (carolheckert@verizon.net)

Architectural Review (ARC)

Chair: Margaret Verhagen (drmaggiv@gmail.com)

Maintenance Committee (MC)

Chair: Jim Stepien (jimstepien@gmail.com)

For a more detailed list of committee members and contact information please see the printed Rivendell Directory or the Rivendell website.

Rivendell website: www.rivendellcommunity.com
Contact Lighthouse Management for password to RESIDENTS section.

Lighthouse Property Management: 941-966-6844

Property Manager: Shannon Banks
(shannonbanks@mgmt.tv)

Assistant Property Manager: Patti Strippoli
(pattistrippoli@mgmt.tv)

Rivendell Board of Directors

Gwen Stepien, President (gweninthesun@msn.com)

Joe Sefack, Vice President (jr.sefack@gmail.com)

Walter Perkowski, Secretary
(walter@SRQmoves.com)

Bobby Merrill, Treasurer (bobbymerrill3@aol.com)

Sub-Association Boards of Directors

The Cottages: **Ken Alarie**, President; **Steve Bragg**, 1st Vice President; **Bill Vanik**, 2nd Vice President; **Margery Arendt**, Treasurer; **Carol Costa**, Secretary.

Patio Homes: **Edward Diggs**, President; **Jayne Irene**, Secretary; **Bruce Whalen**, Treasurer.

The Villas: **Dianne Enger**, President; **Sherry Sholtis**, Vice President/Secretary; **Fred Hawkins**, Treasurer.

Deadline: Submit articles and information to **Judy Sokal** (judysokal@gmail.com) by the tenth of the month.

Sarasota County Sheriff

Non-emergency contact number for our area is: 316-1201

Please use this number for non-emergencies

Next Architectural Review Committee (ARC) Meeting

The ARC meets the last Tuesday of each month at 6:00pm

Location: Cottages Clubhouse

Applications are due to Lighthouse Management by the third Tuesday of each month.

TARGET YOUR MARKET!

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Transparent T-shirts

I walked into the office the other day and Karen was laughing so hard it took her a minute to catch her breath and share what was so funny. She was talking on the phone with a friend, Sylvia, who wears hearing aids. They were talking about our oldest and Sylvia's son who is also 24 years old. Both young men are in their phase of trying life experiences you would rather your parents not know about.

And both moms, found out.

Karen and Sylvia were agreeing how hard it is to let them live their life. How she wants to slap him upside his head and tell him to get a clue.

Karen wrapped up her thought with a saying she's been using lately, "does that make sense?"

Sylvia responded, "It makes sense to me, but I'm not a 24 year-old guy."

Karen said, "maybe I'll just wear a 'does that make sense' t-shirt."

Sylvia started laughing. Karen paused, knowing there had been a slight miscommunication. Sylvia heard, "maybe I'll just wear a transparent t-shirt."

It was at this point Karen realized Sylvia had not been wearing her hearing aids during the conversation.

Even though Karen found humor in this moment, consistently misunderstanding in conversations aren't always a laughing matter and can cause you to withdraw from social situations.

If you or a friend struggle to hear clearly, call us, we can let you know if hearing aids can help alleviate some of the confusion or miscommunications in your life. Ask about our manufacturer promotions for September.

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