

**STRAND MASTER ASSOCIATION**  
Naples, Florida

**Minutes of the Board Meeting of the Members of the**  
**Strand Master Association**  
**Held on January 14, 2015**

The Meeting of the Board Members of the Strand Master Association was held on Wednesday, January 14, 2015 in the Strand Board Room.

**DIRECTORS PRESENT:** Bob Polizzotto, President  
Lisle Anderson, Vice President  
Sherri Dorrill, Secretary  
Bob Bradley, Treasurer  
Tony DeFeo, Director  
Paul Duseau, Director

**DIRECTORS ABSENT:** Paul Rapp, Director

**ALSO PRESENT:** Heather Keel, Cambridge Property Management

**CALL TO ORDER**

Noting that a quorum was present, the meeting was called to order at 3:02 p.m. by Bob Polizzotto.

**PROOF OF NOTICE**

Notice of the meeting was posted in accordance with Florida State Statutes.

**REVIEW OF MINUTES**

A motion was made by Bob Bradley to accept the minutes of the December 10, 2014 meeting as corrected. The motion was seconded by Bob Polizzotto. All were in favor.

**Meeting New Club Owners**

Mr. Klaas, the new Club owner, updated everyone present on the current projects that were ongoing at the Club, including improvements to the fitness center (new equipment), enhancements to the golf course (e.g. greens, sand traps, new hole signage), general upgrades to the Club landscaping and exterior (e.g. removal of parking lot dumpsters, new plantings, relocation of the outside water station, etc.) and to the Club interior (e.g. men's room card tables, etc.). Mr. Klaas restated that the members should get what they pay for as a private club and the amenities that go with it.

Also discussed was the new cost sharing (payment) agreement which would be a fixed payment to the Master Association each month for certain day-to-day maintenance expenses (Bob Polizzotto will resend draft document to Mr. Klaas). Additional expenses for median landscaping replacement, signage, perimeter wall repairs or anything included on the Reserve Schedule would be billed to the Club per the original cost sharing agreement. He also mentioned that the Fish and Wildlife agency might restock the lakes with fish for free.

## **TREASURER'S REPORT –**

Bob Bradley reviewed the November financials with the Board and everything was in order.

### **Cash Flow Review**

Bob Polizzotto gave a summary of the cash flow report. He noted that we exceeded the 2014 Budget by approximately \$27 K, which was mainly attributed to excess legal expense, public road landscaping (sod) and addition of Strand Blvd. landscaping replacements.

A motion was made by Tony DeFeo accept the Treasurer's Report as presented. The motion was seconded by Bob Polizzotto. All were in favor.

## **COMMITTEE REPORTS**

Landscape: Jean Sowers had joined the committee. The committee is also reviewing the proposals from landscape architecture firms for the design of the "old" medians and the entrance at the gate house.

## **NEW BUSINESS**

### **Security**

David Gilyard has formed a new access control company and provided to the Board his company's proposal to replace the current company that supplies gate house personnel. He answered questions presented by the board in regards to his company providing backup personnel.

The Board tabled their decision until the next Board meeting.

## **OLD BUSINESS**

### **Sidewalk Repair**

The Board reviewed the quote from PCS for replacement of two areas of sidewalk along Ashford Lane by Turnberry, for at total of \$840.

A motion was made by Bob Bradley to approve the work as outlined in the estimate. The motion was seconded by Lisle Anderson. All were in favor.

### **Landscape Update**

It was reported that a car hit a palm tree near Persimmon Way. Cambridge has asked Landscape Florida to check on the tree and report back to the Board. Cambridge has the case number for the accident and if necessary they will look into filing any costs with the driver's insurance.

### **Lake Fish Replenishment**

Cambridge will follow-up on contacting the Fish and Wildlife agency regarding the free stocking of the lakes with fish. No further action regarding the otters.

### **Security – Back Gate**

The Board had decided at the last meeting to obtain a quote for placement of a temporary access control person at the back gate for a few hours and days per week for a few months. It was the intention that this would minimize “tailgating” into the back gate (unauthorized access). A quote was provided by our current security company which the Board felt was too expensive. The Board will hold off on their decision to move forward on this activity until after the selection of the security company.

### **Internet Survey Update**

Paul Duseau provided results of a 100 person survey sent only to Clubside members. Approximately 61% of those surveyed were in favor of bulk internet from Comcast. A community wide survey will be mass e-mailed to owners to get a better idea of overall community opinion regarding bulk internet service. It is estimated that the survey should be sent out in two weeks.

Bob Polizzotto outlined the proposal from Comcast which would include internet service at 25 Mbps (Performance Package) and includes a wi-fi gateway modem. The cost of this service would be \$27 per month added to the Comcast monthly Bulk Rate. The cost would increase the quarterly fee sent to all Communities to approximately \$81. There would be no “seasonal rate” or bundle pricing, similar to current individual residents, included in this bulk rate package.

### **Document Update and Changes**

Based on the recent events the Board is looking to strengthen and update the Documents and to include some items that are allowed by Florida Statutes. The Master Board of Directors has created an affidavit whereby each neighborhood representative must sign the document, along with the President of that Community, to verify they are the communities Neighborhood Representative as appointed or elected. This will ensure compliance with the Documents and regulations. The Board has also had their lawyer draft a revision to the documents that would require each representative to vote in accordance with a majority of the individual association’s board of directors at a duly called meeting, versus the representative’s sole discretion. This will provide for more “sunshine” in these matters and the representative will more truly represent their community interests.

Some of the other changes being considered are: requirement for licensed driver to operate golf carts; enforcement rules for members who allow “tailgating” of unauthorized entry to the Strand; electronic transmissions of notices to members; etc.

These changes would only affect the Master Association Documents as each community has their own individual documents. Once drafted, the changes will be sent to the Presidents and Neighborhood Representatives for review and motion to approve them will be at a Special Meeting, hopefully in early March 2015.

A motion was made by Bob Polizzotto to authorize Steve Adamczyk (lawyer) to proceed with a draft of the changes he has recommended and those of the Board of Directors, at a cost not to exceed \$3,000.00. The motion was seconded by Bob Bradley. All were in favor.

The Board also discussed the need for a revision to the ARC Committee and procedures presented in the Documents.

### **Board- Code of Ethics and Confidentiality**

Bob Bradley distributed the Code of Ethics (from the Center for Community Association Volunteers) and Confidentiality Agreement that he recommends the Board adopt.

Discussion: Sherri Dorrill feels that it is not necessary and reminded the Board for the record that understanding confidentiality is part of the training for the Board.

A motion was made by Bob Polizzotto to accept the model Code of Ethics and Confidentiality statement. The motion was seconded by Bob Bradley. All were in favor, except for Sherri Dorrill who abstained.

Cambridge will provide the Confidentiality document on their letterhead for signing by all Board members.

### **Strand Gazette**

There was a general discussion of the paper, its contents, and cost. The publication of the newspaper will be at no cost to the Strand as the cost is covered by advertising. The paper can be mailed to the members, average cost is \$200.00. It can be distributed in other manners at no cost. Hard copies will be provided at the Club and an electronic version will be located on our web site. Paul Duseau will assist in helping with the format of the paper.

The Board agreed to move forward with the next step.

### **Bulk Video Contract**

There was a review of the Comcast contract for the new Video bulk service and a “side letter” from Comcast to cover items not included in the general contract. As a recap, each homeowner will be provided with four (4) HD units, one being a set top box (allowing access to On-Demand) plus 3 HD-DTA boxes (the smaller ones). If a member is currently paying for any of these additional services, their individual Comcast bill will show a no-charge. The member will still be responsible for any extra services, e.g. DVR, Phone, Internet, extra set top boxes, etc. The Board discussed that the signing bonus offered by Comcast (\$150 net per unit), will be sent as one total check (total of all members in that individual community) to each Community Board once the Master receives the funds. The Community Board is fully responsible for the distribution of the funds as they determine.

Comcast has agreed to a number of other items such as: the Center of Excellence service center; fixed price for the first two years; 3% maximum increase after that for both the unit fee and TV broadcast fee; additional fiber nodes along Strand Blvd.; home wiring checks (they will repair/replace any defective splitters or connections at their cost); etc.

Discussion to motion: Lisle noted that we didn't get the performance guarantees we wanted, but it was agreed that we have negotiated the best contract and terms we could get.

A motion was made by Bob Polizzotto to continue to proceed with the Comcast contract amended as of Monday and have Comcast send it to their Corp. office. The motion was seconded by Bob Bradley. All were in favor.

### **Street Signs, North Property and I-75 Wall**

Bob Bradley provided an update. He noted that some of the new landscaping on the north property needs replacement. Bob will ask Scott at Earthworks for a quote on their replacement.

Paul Duseau discussed that the Master should provide a new sign for Rolling Oaks, a street within the Single Family Homes. It was agreed that within each individual Neighborhood it is their responsibility and not that of the Master Association to replace any of these signs.

Bob Bradley will continue with reviewing the I-75 wall repair costs with the contractor and provide an estimate for Board review.

### **Public Comment**

1. Sign at bridge regarding light to remove – have DOT remove. Paul Duseau will Investigate this and other street signs in the Commercial area and bring information to the attention of the Commercial local board and Collier County.
2. Veteran's Light – Some of the lights near our back gate are currently not functioning. Bob Bradley mentioned that Talis Park will eventually be responsible for the lights along Veteran's roadway.

A motion was made by Bob Polizzotto to approve Veteran's light repairs up to \$2,000.00. The motion was seconded by Paul Duseau. All were in favor.

3. Lights on Entrance Palms - A member requested that the we keep the lights on the entrance palms. It was noted that they are not our Christmas lights and the Board would have to purchase new lights for the palms if desired. No further action.
4. Unlicensed Contractors – A member at Trophy Club submitted a formal complaint that some minor work was being performed on member's units by unlicensed workers. It was agreed that the Board will review this with the Trophy Club board.

Paul Duseau requested that some annual plants be installed under the front gate bulletin board to prevent damage to the sign posts from grass cutting. A motion was made by Bob Polizzotto to spend up to \$100.00 for plants at the base of the bulletin board. The proposal will be passed by Armand. The motion was seconded by Bob Bradley. All were in favor.

### **NEXT MEETING DATE**

The next meeting will be held on February 11, 2015 at 3:00.

### **ADJOURNMENT**

With no further business to conduct, a motion was made by Bob Bradley to adjourn the meeting at 5:32 p.m. The motion was seconded. All were in favor.

Respectfully submitted,

Heather Keel, C.A.M.  
Cambridge Property Management