

STRAND MASTER ASSOCIATION
Naples, Florida

Minutes of the Board Meeting of the Members of the
Strand Master Association
Held on February 11, 2015

The Meeting of the Board Members of the Strand Master Association was held on Wednesday, January 11, 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
Paul Rapp, Director

DIRECTORS ABSENT:

ALSO PRESENT: Jim Farese, 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 Polizzotto to accept the minutes as amended of the February 11, 2015 meeting. The motion was seconded by Bob Bradley. Unanimously approved.

TREASURER'S REPORT –

Bob Bradley reviewed the January financials with the Board and everything was in order. The board discussed some alternative investments for the reserves.

A Motion was made not to renew the Stonegate Bank CD until further evaluation of the options.

MOTION: Bob Polizzotto. SECOND: Bob Bradley.

Unanimously approved.

Cash Flow Review

Bob Polizzotto gave a summary of the cash flow report.

A Motion was made to accept the Treasurer's Report as presented.

Motion; Paul Rapp

Second: Lisle Anderson

Unanimously approved.

OLD BUSINESS

- a. The Ashford Lane sidewalk was repaired. There was some dissatisfaction with the finish. It should fade as it cures and we will monitor the results.
- b. Fish Restocking –Our lake maintenance company is trying to update our permit to re-stock the fish.
- c. Lights on Veterans – The lights were repaired. There are still three not working and Dan House electric will be addressing these as they were not part of the overall electric repair that was made. Bob B. asked to forward him the bills from FPL for those lights to submit to Talis Park management.
- d. Landscaping in commercial – We are getting bids for more sod replacement in the islands especially the 2nd and 3rd medians.
- e. Wall Cleaning –We had a bid from Reliable Cleaning to spray a cleaner on the visible areas of the perimeter wall.

A Motion was made to approve Reliable' s bid for \$1,800 to spray a cleaner on the interior side of the perimeter wall.

MOTION: Paul Rapp

SECOND: Lisle Anderson

Unanimously approved.

DIRECTORS REQUEST:

Security Contract – The Board reviewed the bids. Paul Rapp updated everyone on David's contract (Gilyard Protection Service) which indicated a yearly cost of \$142,000 which did not include overtime days. We will ask David for a revised contract, to be reviewed by our lawyer, for the next meeting. For the back gate limited security for a few months, it was agreed to wait until we review the contract provided by David. Jim will also request Cypress to adjust the back gate open time. Paul Rapp is working with the Club to provide tee and tennis times to give to the gate house for allowing access.

Internet Survey – A survey was sent to all members with email addresses on file to solicit their input whether we should accept the Comcast proposal for Bulk internet service for all residents. The results are coming in and the survey will stay open until this Saturday

Cost Share Agreement – Bob Polizzotto explained that this new agreement, which has been reviewed by counsel, does not replace the original but just fixes the normal monthly amounts from the Club. The agreement calls for \$100,000 annual payment. The original agreement will stay in effect for the public landscaping, bridge, lake maintenance, Christmas lights, major replacements, capital improvements and repairs (per the Reserve Schedule). These exceptions were previously noted in correspondence with the Club.

The Club requested that the Agreement be fixed at \$100,000 for 5 years. In review of the costs over the last few years for these items, the costs were under this amount even with a moderate escalation of costs.

Ashford Lane however will be maintained by the Master 100%.

A Motion was made to approve the Cost Share Agreement with the revisions and forward to the Club.

MOTION: Paul Rapp

SECOND: Tony DeFeo.

Motion carried unanimously.

Code of Ethics –The Board reviewed the Code of Ethics and confidentiality understanding and each board Member signed the agreement except Sheri Dorrill who had to leave the meeting early.

Strand Newspaper and The Sisters Club –Bob Bradley updated the Board on the progress of the paper and Bob Polizzotto and Bob Bradley will be the initial editing committee.

Bob Bradley addressed the Board on the new women’s club, the Strand Sisters. Suzanne Kaufman was nominated as their first president. They had their first function and it was very well received. The Club will be featured in the newspaper for their events and upcoming functions.

A Motion was made to proceed with the Newspaper.

MOTION: Bob Bradley

SECOND: Paul Duseau

Motion unanimously approved.

Comcast Bulk Agreement –Bob Polizzotto presented the final draft of the contract with Attorney revisions along with a side letter to provide items not included in the contract. Still to be added to the contract are the channel line-up and easement details.

A motion was made to approve the Comcast Bulk Video Contract for 7 years effective January 1, 2015 as revised Feb. 11, 2015 with no further changes except the addition of the channel line-up and easement details.

MOTION: Bob Polizzotto

SECOND: Paul Rapp

Motion carried unanimously.

\$150 net per unit will be reimbursed to each community from the upfront cash offered by Comcast within 90 days. The Board will disburse the funds to each community board who will decide how the funds will be utilized within their community. Bob Polizzotto will coordinate with Comcast to schedule the distribution of the new equipment provided in the Agreement.

Landscape Proposal –There was a proposal to add mulch around sign bases to prevent damage from landscapers.

A Motion was made to approve \$855 to add mulch around the sign bases.

MOTION: Bob Polizzotto.

SECOND: Paul Duseau

Motion carried unanimously.

The \$100 that was approved for flowers under the sign was questioned by the landscaper as inadequate. He suggests \$150. Management has a \$500 approval limit and we should have a spending limit for the President without Board approval. \$1,500 was suggested and will be on the next agenda.

Landscape Architect Proposal –In Armand's absence Suzie Rapp explained the various bids and costs for landscaping the islands. Tony DeFeo suggested that we continue with re-working the "old" medians based on the previous plans that were used for the "new" medians.

A Motion was made to request Andrew Eisele (landscape architect) for two proposals, one to redesign the landscape area in front of the guardhouse, and one to review the existing plans for the previously renovated islands.

MOTION: Bob Polizzotto

SECOND Paul Rapp

Motion carried unanimously.

The motion will be communicated to Armand and the Landscape Committee.

Document changes- The proposed amendments will be reviewed once the final draft is received from our lawyer. The draft will go out in the second mailing for the annual meeting along with the Voting Rep Certification.

A motion was made to approve the affidavit for the Neighborhood Representative certification as an adopted Board policy.

MOTION: Bob Polizzotto

SECOND: Paul Duseau

Motion carried unanimously.

Bob Polizzotto indicated that there will be a Special Meeting with the Neighborhood Representatives to review the proposed document changes.

Bridge Lighting- There was a discussion of a previous proposal to install low voltage uprights along the side walls of the bridge.

A Motion was made to proceed with Dan House electric's proposal for the bridge lighting for \$3,683.

MOTION: Paul Duseau

SECOND: Bob Polizzotto

Motion carried unanimously

Paul Duseau had to leave the meeting at this time.

The installation of these low voltage lights will be paid entirely by the Master Association.

Talis Park update – Bob Bradley explained that Talis Park will be remodeling Veterans Parkway and should be done by Oct 2015. They will eventually take on the maintenance of the street lights on the road.

Perimeter Wall – Bob Bradley explained that we had a bid to replace the broken sections of the perimeter wall. It was agreed to delete from the original proposal the installation of a stepped new wall to allow easier entrance for the I-75 maintenance. The Board also discussed reducing the number of times the contractor cleans the I-75 berm.

A Motion was made to hire Coastal Concrete to replace the broken sections of the wall for \$13,690.

MOTION: Bob Polizzotto

SECOND: Paul Rapp

Motion carried unanimously.

This work will be put off until June.

Bob Polizzotto announced that he received the final order from the Florida DBPR which affirmed the Board's decision to not certify the recall of Bob Polizzotto. The matter is now finalized.

Public Comment –

There were comments on the blind spots coming out of Eden when using the sidewalk. The Board suggested getting a price for a crosswalk and reflectors.

NEXT MEETING DATE

The next meeting will be held on March 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 Paul Rapp. All were in favor.

Respectfully submitted,

Jim Farese, C.A.M.
Cambridge Property Management