

STRAND MASTER ASSOCIATION
Naples, Florida

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

The Meeting of the Board Members of the Strand Master Association was held on Wednesday, March 11, 2015 in the Strand Board Room.

DIRECTORS PRESENT: Bob Polizzotto, President
Lisle Anderson, Vice President
Bob Bradley, Treasurer
Tony DeFeo, Director
Paul Duseau, Director
Paul Rapp, Director

DIRECTORS ABSENT: Sherri Dorrill, Secretary

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.

APPROVAL OF AGENDA:

**A Motion was made to approve the agenda with the additions of:
e. Insurance review and I. May meeting date.**

MOTION: Bob Bradley

SECOND: Bob Polizzotto

Motion carried unanimously

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. Motion carried unanimously.

TREASURER'S REPORT:

Bob Bradley reviewed the February financials with the Board and everything was in order. He reported there is an overdue \$100 from Commercial. Jim Farese thought it was a deduction for the guardhouse island Christmas lighting that Commercial Management felt they should not pay the full share. The documents state the split clearly with Commercial still cost shares the guardhouse lights.

Bob Polizzotto handed out the revised 2014 financial. \$15,000 was transferred to the Operating Account and \$30,000 to the Reserve Account from Capital account per the Adopted 2015 Budget. He also explained that the Comcast current invoices based on the old contract will be revised retroactively to January 1, 2015 after the new contract is full executed. February cash flow included the palm pruning from November 2014.

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

MOTION: Bob Polizzotto Second: Paul Rapp.

Motion carried unanimously

CD Review –Bob Bradley presented an analysis of various CD rates from banks. Citi Bank (on-line) seemed to have the best rates. We will look into opening CDs for 1 year at 1.2 %, and for 2 years at 1.35%.

A motion was made to move forward with the CDs at the suggested rates.

MOTION: Paul Rapp

SECOND: Bob Polizzotto

Motion carried unanimously.

OLD BUSINESS:

Managers' Report –

Back Gate - We will see if we can get the back gate to close faster.

Sidewalk Repair - We will continue to monitor the cement replacement on Ashford as there was discoloration compared to the old sidewalk.

Sidewalk Crossing - There was a request to upgrade the sidewalk crossing by Eden and Strand Blvd. Currently there are "painted" stripes across the roadway for the golf cart crossing. To install crosswalk reflectors would be \$350 per walkway. The Board did not think they were needed.

Gate House - The monitor in the gatehouse is not compatible with the DVR. We may need a new DVR at about \$300.

Lights on Veterans – The final repairs are scheduled for next week.

Lake Aerators - A bid was received (\$ 20 K) for aerators for the large lake by Pinnacle, Wedgewood and Clubside. – This was tabled.

Perimeter wall cleaning –This will be scheduled mid-June on a day when the golf course is closed in the area.

Bridge lighting – We are still waiting for the fixtures to come in. They are expected shortly and will be installed as soon as they come in.

DIRECTORS REQUEST:

Security Contract – Paul Rapp reported that David’s contract will not exceed \$160,000 for all services including holidays and overtime, unless approved by the Board. The attorney is currently reviewing the contract.

Bulk 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. Additionally, the survey was mailed via USPS to approximately 125 additional members whose email address was not on file. The final survey results concluded 61% of the respondents (620+) were in favor of the bulk internet proposal. There was a discussion on the number of meetings and information emails sent to the members about the Bulk Internet proposal.

A Motion was made to approve the Bulk Internet option based on the current proposal from Comcast.

MOTION: Paul Duseau

SECOND: Tony DeFeo

Motion carried unanimously.

Bob Polizzotto will contact Comcast for the draft Addendum for review by the Board and our lawyer. Additionally, based on when the agreement is effective, the Master Association will impose a Special Assessment on the various communities for the internet costs due for the remainder of the year. Finally, since this not part of the Consultant’s agreement, there is no fee to the Consultant for the Bulk Internet. A blast email will be sent to the members to update them on the details of the survey and the motion by the Board.

Revised Club Cost Sharing Agreement – There was a discussion regarding the new proposed cost sharing agreement and that the Club wanted it to be all inclusive of all day-to-day expenses and future capital expenses. The Board discussed that we have a number of items to consider over the next several months including the median re-work whereby the costs are not known at this time.

A motion was made to send the Club owner a letter stating that the Board will not, at this time, do anything further at this time with a new cost sharing Agreement until the fall.

MOTION: Bob Polizzotto

SECOND: Paul Rapp

Motion carried unanimously

Commercial Signage – The Board felt that if Commercial wanted new signs, they should select them and the costs. Paul Duseau will speak to the Commercial Management regarding this.

Landscape Proposals – Some bids were reviewed. The commercial island sod bid was tabled. The notice board planting bid was tabled. Paul Duseau offered to do additional plantings there for \$100. The Board agreed to this alternative.

Strand Newspaper – Bob Bradley explained the newspaper called the Strand Scoop required us to have at least 3 months of direct mailing to the Strand residents. After that, the newspaper will be available on our web site and limited copies in the Club.

A Motion was made to mail the first three editions at a cost of \$275 per month and thereafter it will only be online.

MOTION: Bob Bradley

SECOND: Paul Duseau

Motion carried.

Motion carried 5-1 with Tony DeFeo opposed.

Commercial Building on Immokalee Road – There was a letter from a concerned resident regarding a car wash planned for the area. The Board will not take any further action on this matter.

Presidents spending limit – There was a discussion about various new small dollar projects, other than emergency or repair issues, that come up from time to time between meetings and takes months and months for approval. Some of these items, like landscaping around the bulletin board, that would be beneficial to be approved sooner.

A Motion was made to allow the Board President to spend up to \$1,000 per item per his discretion, without Board approval and that the President will update the Board on such activity. The Vice President will have the same powers in the President's absence.

MOTION: Paul Rapp

SECOND: Paul Duseau

Motion carried unanimously.

Special Meeting –The Document revision informative meeting will be held March 12. The vote will be held at the Annual Meeting for the voting reps on March 26th.

Annual Meeting – There was a discussion regarding have a Special Meeting before the Annual Meeting to review the Architect's proposal for the gate landscaping. This will be decided if the proposal is received with sufficient time to hold the meeting before the Annual Meeting.

There was an additional discussion regarding floor nominations for Directors for the Board. It was discussed that it would not be fair to allow floor nominations for Directors at the Annual Meeting. Florida Statutes provides that if the election process allows candidates to be nominated in advance of the meeting, the association is not required to allow nominations at the meeting.

A motion was made not to allow nominations from the floor at the Annual Meeting per the Florida Statutes.

MOTION: Paul Rapp

SECOND: Bob Bradley

Motion carried unanimously

May Meeting –The Board agreed to meet May 6, 2015 at 3:00 P.M. in lieu of May 13th due to scheduling conflicts.

Landscape Committee Report – We are reviewing 2 landscape architect proposals for front guardhouse island and to review existing plants for the remaining islands to be renovated.

Security Bids - The Board reviewed the bids from several contractors and David's contract for \$142,000 did not include overtime days. We will ask David for a revised contract for the next meeting.

PUBLIC COMMENT

There was a question about the lack of vegetation by the golf course and I-75 near Mango Cay, Sabal #6 and what can be done to add shrubs, etc.

Another member raised the question about the traffic from Talis Park exit and the need for a stop sign. Bob Bradley mentioned that this was brought to their attention and a new gate house and entrance is being installed and a stop sign will be included.

NEXT MEETING DATE

The next meeting will be held on April 8, 2015 at 3:00 P.M.

ADJOURNMENT

With no further business to conduct, a motion was made by Bob Polizzotto to adjourn the meeting at 5:45 p.m. The motion was seconded Bob Bradley. All were in favor.

Respectfully submitted,

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