

STRAND MASTER ASSOCIATION
Naples, Florida

Minutes of the Board Meeting of the Members of the
Strand Master Association
Held on May 6, 2015

The Meeting of the Board Members of the Strand Master Association was held on Wednesday, May 6, 2015 in the Strand Board Room.

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

APPROVAL OF AGENDA:

A Motion was made to approve the agenda with the additions of:

J. Comcast Rebate Checks

K I -75 wall repairs

MOTION: Paul Rapp

SECOND: Bob Polizzotto

Motion carried.

Minutes Approval:

A Motion was made to approve the April8 minutes as amended.

MOTION: Tony DeFeo

SECOND: Bob Polizzotto

Motion carried.

MOTION: Paul Rapp

SECOND: Bob Bradley

Motion carried unanimously

TREASURER'S REPORT:

Due to the timing of this meeting the April financials were not ready.
The Treasurer's Report was tabled.

Manager's report:

Jim Farese reported the FPL bill for Veterans Parkway has been turned over to Talis Park.

There were new problems with the irrigation pump in the commercial area due to the new office building now using the system. Landscape Florida is working with the other landscapers involved to redistribute the timing.

Both the I75 wall cleaning and repairs will begin in June when the course is closed on Tuesdays.

We are meeting with SFWM to inspect the reserves. If all is good we can discontinue the invasive plant treatments.

OLD BUSINESS:

Bridge lighting - The Board discussed the new proposals.

A motion was made to table this and include it for consideration in the future entrance landscape renovation project.

MOTION: Tony DeFeo

SECOND: Bob Bradley

Motion carried.

Lake Maintenance Contract- Jim Farese spoke with the contractor about a reduced price but was told that the lakes need the amount of product and treatments necessary and cannot reduce the price.

A Motion was made to replace the lake maintenance contractor.

MOTION: Tony DeFeo

SECOND: Sherri Dorrill

After discussion, Tony withdrew his motion.

A Motion was made to approve the Lake Doctors contract for \$2,270 and monitor the improvement.

MOTION: Bob Polizzotto

SECOND: Bob Bradley

Motion carried 5-1 with Sherri opposed.

Audit –The draft audit for 2014 was reviewed by the Board. Bob Polizzotto reported that He met with the auditor with Bob Bradley and Jim Farese and the books and finances were in good shape. The auditor also suggested we remove the doubtful accounts line and in his opinion we are pooling our reserves.

A Motion was made to approve the audit.

MOTION: Bob Polizzotto

SECOND: Paul Rapp

Motion carried unanimously.

DIRECTORS REQUEST:

Security Contract – Paul Rapp reported that both sides' attorneys were in agreement on the final contract.

A motion was made to approve the final contract with Gilyard Protection Services for July 1 start.

MOTION: Bob Polizzotto

SECOND: Paul Rapp

Motion carried unanimously.

Commercial Signage – This was tabled as we have had no response from Commercial Management.

Landscape Proposals – The Landscape Architect's submitted three proposals for renovation to the front of the guardhouse.

A Motion was made to get a cost for proposal A, and C water features. Also, to get a revision and incorporate some features in Mango Cay for more security.

MOTION: Bob Polizzotto

SECOND: Bob Bradley

Motion carried unanimously.

A Motion was made to proceed with Landscape Florida's proposals based on the approval from the landscape committee and revisions from the Architect for 5 islands at a cost of \$71,000 to be funded from the Capital Account and the operating budget's Landscape Improvements line item.

MOTION: Paul Rapp

SECOND: Bob Polizzotto

Motion carried unanimously.

Bob Polizzotto will speak to the Club owner Dick Klass to see about a cost sharing on the projects.

A Motion was made not to proceed with towing of cars parked on the street.

MOTION: Paul Rapp

SECOND: Sherri Dorrill

Motion carried unanimously.

Comcast Contract- The TV portion of the contract is in place. We have not had the internet portion returned yet from Comcast.

The Comcast rebate is due within 90 days. At that point we will reimburse the sub associations at \$150 per door.

Document Amendments –Bob Polizzotto announced that the amendment revisions were passed at the Special Meeting preceding the Board Meeting to remove a conflict in two of the Articles.

Committee Reports – Strand Scoop

Bob Bradley announced that the publication company is reneging on their agreement. Bob is looking into other publishers.

PUBLIC COMMENT

There were no owner's comments.

NEXT MEETING DATE

The next meeting will be held on June 10, 2015 at 3:00 P.M.

ADJOURNMENT

With no further business to conduct, a motion was made by Paul Rapp to adjourn the meeting at 5:15 p.m. The motion was seconded Bob Polizzotto. All were in favor.

Respectfully submitted,

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