

STRAND MASTER ASSOCIATION
Naples, Florida

Minutes of the Board of Directors Meeting
Wednesday, June 10, 2015
Held at The Strand Clubhouse – 3:00 p.m.

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The Meeting of the Board Members of the Strand Master Association was held on Wednesday, June 10, 2015 in the Strand Board Room.

DIRECTORS PRESENT: Tony DeFeo, Director
Bob Polizzotto, President (via teleconference)
Lisle Anderson, Vice President (via teleconference)
Bob Bradley, Treasurer (via teleconference)

DIRECTORS ABSENT: Paul Rapp, Secretary
Sherri Dorrill, Director

ALSO PRESENT: Sara Kilduff, Cambridge Property Management

CALL TO ORDER:

Noting that a quorum was present, the meeting was called to order at 3:05 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 as posted.

MOTION: Bob Polizzotto **SECOND:** Tony DeFeo

Motion carried unanimously.

REVIEW OF MINUTES:

A motion was made to approve the May 6, 2015 minutes as amended (correction of Tony's name, page 2. There were no other corrections noted).

MOTION: Tony DeFeo **SECOND:** Bob Polizzotto

Motion carried unanimously.

TREASURER’S REPORT:

- a. **Financials** - Bob Bradley reported that the May financials look good and everything seems to be in order. Bob Bradley also noted that per our audit, the Doubtful Account would be deleted in the near future.

A motion was made to approve the financials.

MOTION: Bob Polizzotto SECOND: Tony DeFeo

Motion carried unanimously.

- b. **Arrears Report** – Bob Polizzotto reported that Commercial has not paid several bills and is refusing to pay for various items, e.g. tree trimming along Strand Blvd.; Christmas tree lights on gate house; lake maintenance; and electrical costs for up lighting in the medians. Bob spoke with our lawyer and the next step would be to send a demand letter to the Commercial Board and then if required, place a lien on their property. Tony DeFeo stated that he received a message from Mr. Dorrill (PM of Commercial Board) just prior to the meeting and Mr. Dorrill would like to meet with some Master Association board members to clear up this situation. It was noted that in the past these same contested costs have been paid by Commercial. All charges imposed by the Master Association to the Club and Commercial are clearly defined per the signed cost sharing agreements. It was agreed that we would table proceeding with the legal aspect until representatives from the Board meet with the Commercial Property Manager in October.
- c. **Cash Flow Report** – Bob Polizzotto presented the Cash Flow report and explained the charges for the month of May. Talis Park is now responsible for the Veterans Parkway street lights which will result in a savings to the Master Association. Comcast has issued the credit for the Bulk Video contract to reflect the January 1st effective date. The credit is about \$23 K. The Capital Fund has increased by \$ 5 K in May and shows an EOY balance of about \$27 K which includes the payment for the median work. The anticipated Operating Account EOY bank balance is estimated to be about \$72 K. The Reserve Fund EOY is estimated to be about \$456 K. The \$150 net rebate from Comcast per unit for each community is expected to be received and issued in July to each respective Neighborhood Board based on the number of units in their community.

MANAGERS REPORT:

- a. **Wall Cleaning** – Sara reported that the wall cleaning will start on June 9, 2015 and will continue until it is completed.
- b. **Perimeter I-75 Wall Repairs** – Repairs to start on or about June 15, 2015. The contractor will coordinate the work with the Club and the closure of the course.
- c. **Gate House Contract** – Sara reported that the termination letter to G4S, who currently staff the gate house, was sent out May 11th and received on May 16th. Their contract will end on June 30, 2015 and our new access control contractor, Gilyard Protection Services, will start on July 1, 2015.

DIRECTORS REQUEST:

- a. **Landscape Median Renovations** – Tony DeFeo reported that the medians being renovated have been cleared of the vegetation and the removed Sabal Palm trees will be transplanted along Amberwood lake and at the front gate area and some will be given to the Club. Tony DeFeo is keeping in contact with Scott and Kyle (Club Maintenance) as to where the palms will be installed. Elena Mola from Mango Cay II informed the board that the golf course landscapers had removed a lot of landscaping from the area by Mango Cay and the golf course and she would like to have some of the Sable Palms installed in this location. Elena will discuss this directly with the Club.
- b. **Gate House Landscape Concept** – Bob Bradley reported that there are a lot of items to digest regarding the proposed gate house concept costs. It was suggested that our landscaper review the proposed plant material and develop an installation cost versus using the architect's estimate. It was agreed to table the entire gate house landscaping proposal until October.
- c. **Lake Maintenance** – Tony DeFeo reported that 17 lakes are currently being treated. He met with the contractor and discussed our concerns about the buildup of the algae. He will continue to meet with the contractor every two weeks to review the progress. Lakes that have heavy algae will take multiple applications in order to clear them up and easier to treat as the rainy season comes in effect.
- d. **Comcast Internet** – Bob Polizzotto reported that he sent the revised contract back to Comcast with our comments and is currently await their response. He also mentioned that Comcast is moving ahead with installation of the additional fiber cable along Strand Blvd. from Ana's Place to an area by Wedgewood.
- e. **ARB Requests** – Bob Polizzotto reported on the ARB Forms that were received for landscape modifications at 5978 Amberwood Drive and a new home at 5859 Rolling Pines. Both ARB requests are in the Single Family neighborhood and both ARB requests were previously approved by the SFHOA Board.

A motion was made to approve 5978 Amberwood Drive ARB Request.

MOTION: Bob Polizzotto SECOND: Bob Bradley

Motion carried unanimously.

A motion was made to approve 5859 Rolling Pines ARB request.

MOTION: Bob Bradley SECOND: Bob Polizzotto

Motion carried unanimously.

- f. **Mango Cay Entrance/Gate House Concept** – Bob Bradley reported the entrance to Mango Cay should have better security and landscape. He and Elena Mola meet with the Architect and asked for a proposal to incorporate Mango Cay into the Strand Gate area and the previous landscaping concepts. Elena will present the proposal to her board at Mango Cay and get back to the Master Board.
- g. **Meeting Schedule** – Board discussed the possibility of having the next meeting on July 8, 2015 at 3:00 p.m. Bob Polizzotto will be in contact with everyone to see if the meeting will be necessary.

7. COMMITTEE REPORT

Strand Scoop – Bob Bradley reported that the June Newsletter from Seabreeze was ready and Tony reported that it was received at the Clubhouse. Bob asked if Cambridge had received it as a PDF to post on the website. Sara stated she had not seen it but will ask Jim Farese. Seabreeze now wants to charge us for the PDF copy, which wasn't what was originally understood.

8. PUBLIC COMMENT

Bob Polizzotto asked Cambridge to post the April and May meeting minutes on the website.

- 9. **ADJOURNMENT** – With no further business to conduct, a motion was made by Bob Polizzotto to adjourn the meeting at 4:05 p.m. The motion was seconded by Tony DeFeo. All were in favor.

Respectfully Submitted,

Sara Kilduff, C.A.M.
Cambridge Property Management