

**STRAND MASTER ASSOCIATION
Naples, Florida**

Minutes of the Strand Master Association Board of Directors Meeting
Wednesday, July 22, 2015
At The Strand Clubhouse – 3:00 p.m.



The Meeting of the Board Members of the Strand Master Association was held on
Wednesday, July 22, 2015 in the Strand Board Room.

DIRECTORS PRESENT: Bob Polizzotto, President
Lisle Anderson, Vice President
Tony DeFeo, Director
Paul Rapp, Secretary

DIRECTORS ABSENT: Bob Bradley, Treasurer
Sherri Dorrill, Director

ALSO PRESENT: Jim Farese, 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:

Tony DeFeo asked to add an item regarding Mango Cay landscape.

A motion was made to approve the agenda with the addition.

MOTION: Bob Polizzotto SECOND: Tony DeFeo
Motion Carried.

REVIEW OF MINUTES:

A motion was made to approve the June 10 minutes as presented.

MOTION: Tony DeFeo SECOND: Bob Polizzotto
Motion Carried.

TREASURER'S REPORT:

- a. **Financials** – In Bob Bradley's absence, Bob Polizzotto reported that the April report was never approved from the May meeting since the report was not available for the meeting. Bob gave the April and June reports.
- b. For the June 2015 financials, there was \$724, 000 in assets and Members Equity of \$481,000. Bob said, per the recommendation of the auditor, we will remove the allowance for Doubtful Accounts from the financials.
- c. **Arrears Report** – Bob Polizzotto reported that Commercial has paid in full except for \$80 in question regarding palm tree trimming costs.
- d. The Comcast rebate due from the new contract has been received and all individual checks have been issued to the sub associations for their portion of the Comcast rebate
- e. The street lights on Veterans Memorial Parkway have been turned over to Talis Park for their responsibility. The Strand will no longer be responsible for the operational and maintenance costs of these street lights.

A motion was made to approve the financials.

MOTION: Bob Polizzotto SECOND: Tony DeFeo

Motion Carried.

- f. **Cash Flow** – The Cashflow report was presented by Bob Polizzotto.

MANAGERS REPORT:

- a. **Wall Cleaning** – Jim reported that the work has been completed. It will take several months for the product to work.
- b. **Wall Repairs** – Repairs have been completed. There was some question as to some areas that were not done. Jim Farese will check the contract and work that was approved to be certain. There is a second part to the wall repairs that will be done later in the year.
Two additional sections were added to the list that were missed in the original count.

A Motion was made to approve \$1,600 for the additional repair work.

MOTION: Bob Polizzotto

SECOND: Lisle Anderson.

Motion carried.

- c. A gate Arm was broken by a former Club employee with no insurance.

A Motion was made to replace the gate arm for up to \$200.

MOTION: Tony DeFeo

SECOND: Paul Rapp

Motion carried.

The Commercial area is installing new signs. They have asked for us to remove the old wood sign. We will have the old directional sign removed.

DIRECTORS REQUEST:

Landscape Median Renovations – The project is progressing. We are looking at a September completion date. Some plants are being transplanted from the previously renovated islands to make the look more cohesive.

Lake Maintenance –Tony DeFeo reported that he has been working closely with the lake maintenance company. They are doing 36 visits now for \$2,270 per month. He stated he is still not satisfied with the progress and will give them until the fall where the contract will be reevaluated.

Comcast Internet Contract – Bob Polizzotto reported that the final revisions have been made to the Agreement.

A Motion was made to authorize Bob Polizzotto to approve the revisions to the Comcast Internet Contract, sent to the Board on 7-15-2015, with the internet upload/download speed specifications being corrected.

MOTION: Bob Polizzotto

SECOND: Lisle Anderson

Motion unanimously carried

Mango Cay Entrance –The Board of Mango Cay offered to contribute \$500 to the \$2,800 design for the front entrance. This matter will be tabled until October.

Web site Upgrade –Sara presented some added features for the Master Web site. This matter was tabled until we get an accounting of how many people actually use the web site.

Mango Cay Landscape –Between Sable 6 and the back of Mango Cay, large areas of trees and vegetation were removed. No one seems to know why or who did the removal. Bob Polizzotto will contact the County regarding the easement issued to the County for this area and to determine who is responsible for maintaining that area.

7. COMMITTEE REPORT

Strand Scoop – Bob Bradley is looking for a new publisher at this time.

9. ADJOURNMENT – With no further business to conduct,

A motion was made by Paul Rapp to adjourn the meeting at 4:05 p.m.

The motion was seconded by Bob Polizzotto

Unanimously approved.

Respectfully Submitted,

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