

STRAND MASTER ASSOCIATION

Minutes of the Board of Directors Meeting

Wednesday, September 9, 2015

At The Strand Clubhouse – 3:00 p.m.



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

DIRECTORS ABSENT:

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:

A Motion was made to approve the Agenda amended with items:

- d. Commercial grass cutting schedule**
- e. Signs on Ashford Lane**
- f. Planning Board Meeting on the 17th**

MOTION: Bob Polizzotto SECOND: Dr. DeFeo

Motion Carried unanimously.

REVIEW OF MINUTES:

A Motion was made to approve the July 22, 2015 minutes as presented.

MOTION: Paul Rapp

SECOND: Bob Polizzotto

Motion Carried unanimously.

TREASURER'S REPORT:

Bob Bradley reported that the August Financials were in order.

Bob Polizzotto gave the Cash Flow report and asked that we remove the Doubtful Accounts line item.

Reserves -\$413,198

Projected Year End Cash surplus is \$65,000

The Capital Account increased by \$3,500 with 7 homes sold. The yearend projection is \$20,000.

Commercial has paid all amounts due to date.

We will be adding 2 new line items for tracking which are Pressure cleaning and Tree pruning.

A Motion was made to approve the financials report.

MOTION: Tony DeFeo

SECOND: Paul Rapp

Motion Carried unanimously

2016 BUDGET REVIEW:

Bob Polizzotto presented the budget draft for review.

Bob reported that we will plan on rolling over \$45,000 in surplus funds into the 2016 budget. The new budget will include the internet fees.

The perimeter wall will be added to the reserves bringing the reserve funding to \$7,500 per month.

All other line items were reviewed and seemed in order.

A Motion was made to approve the draft budget at \$325 per quarter.

MOTION: Bob Polizzotto

SECOND: Bob Bradley

Motion carried 5-1, Sherri Dorrill opposed

MANAGERS REPORT:

Jim Farese reported several electrical issues needed repairs for the street lighting due to lightning strikes.

Landscape Florida has been catching up on routine maintenance of the medians. It is much improved as of this report.

The old commercial directional sign was removed.

- a. **Palm Pruning –This is scheduled for October.**
- b. **Sidewalk Gutter cleaning** – Adding on Ashford brought the total up to \$8,600. The Board asked that we get a second bid. Reliable Monitoring Company was suggested and the matter was tabled until the next meeting.

DIRECTORS REQUEST:

Landscape Median Renovations – The project is just about complete. The next phase of moving some plants from the older medians to get a more uniform look will be proposed by Landscape Florida.

Lake Maintenance –Dr. DeFeo reported that he has been working closely with the lake maintenance company. There have been some improvements but several lakes still have significant problems. The water is being tested and an update will be given at the October meeting.

Comcast Internet Contract – Bob Polizzotto reported that the final revisions have been made and the signed contract was sent back. The start date should be around Sept. 15 but the billings will start 90 days Comcast signs the contract. Bob Polizzotto will send a blast email on the new internet package to update the residents.

Commercial Grass mowing – Sherri Dorrill reported that the commercial medians and lawn areas had not been mowed consistently and was allowed to get very long. Jim Farese stated that he will contact Erick and ask to join the next Board Meeting in October.

A Motion was made to deduct three weeks of payment from Landscape Florida's payment.

MOTION: Sherri Dorrill

No second, the Motion died.

Ashford Signs – One old 25 PPH sign was removed. Paul asked that we remove the other signs in poor condition. We will also see what signs are there for possible replacement with the new style signs.

Planning Board Meeting –Lisle suggested that we encourage residents to attend the County Planning Board meeting regarding the planned building affecting the Strand. The Board felt that this is not a Master Board matter but owners should act on their own accord.

7. COMMITTEE REPORT

Strand Scoop – Bob Bradley reported the Scoop is doing well for this time of year. Sea breeze Communications, the publisher,
The internet site Next-door Strand is starting to get some new members.

9. ADJOURNMENT – With no further business to conduct,

**A motion was made by Dr. DeFeo to adjourn,
The motion was seconded by Paul Rapp**

Unanimously approved.

The next meeting will be Oct. 21, and the Budget Work shop will be Oct 29.

Respectfully Submitted,

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