

**STRAND MASTER ASSOCIATION**

Minutes of the Board of Directors Meeting

Monday, October 19, 2015

At The Strand Clubhouse – 3:00 p.m.



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

**DIRECTORS ABSENT:**

**ALSO PRESENT:** Sara Kilduff, Cambridge Property Management

**CALL TO ORDER:**

Noting that a quorum was present, the meeting was called to order at 3:00 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:**

**h. North Property Landscape**

**MOTION: Bob Polizzotto                      SECOND: Dr. DeFeo**

**Motion Carried unanimously.**

**REVIEW OF MINUTES:**

**A Motion was made to approve the September 9, 2015 minutes as presented.**

**MOTION: Bob Bradley                      SECOND: Bob Polizzotto**

**Motion Carried unanimously.**

**TREASURER'S REPORT:**

Bob Bradley reported that the September Financials were in order.

Bob Polizzotto gave the Cash Flow report

Reserves \$456,187

Projected Year End Cash surplus is \$63,807

The Capital Contribution Account is \$4,501 from 3 homes sold.

**A Motion was made to approve the financials report.**

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

**Motion Carried unanimously**

**MANAGERS REPORT:**

- a. Sara Kilduff reported that the storm sewer repairs on Ashford Lane were completed.
- b. Board requested to have a proposal from Earthworks on the Eden berm maintenance.
- c. Palm trimming being done in October. Tree trimming will be scheduled in the spring of 2016.
- d. A motion was made to hire Supreme Services to pressure wash the sidewalks and gutters along the Strand Blvd and Ashford Lane after the palm trimming is complete. Supreme Services to complete within 30 days of start.

**MOTION: Bob Polizzotto      SECOND: Paul Rapp**

**Motion Carried unanimously**

- e. Bob Polizzotto reported on the proposals given by Landscape Florida for the Guardhouse and exit bed landscaping. Landscape Florida will also provide more once they have incorporated with Mango Cay. Proposals were tabled until the next meeting.
- f. Bob Polizzotto reported that Cypress Access will be providing Mango Cay with a proposal for a camera at their gate. Mango Cay is asking for David with Gilyard Protection Services to monitor the camera. The Strand Master Board will not be held responsible for watching over Mango Cay individually. Bob Polizzotto will speak with the associations' attorney regarding having a legal document to sign.

**DIRECTORS REQUEST:**

**Landscape Median Renovations** – Bob Polizzotto reported the project is complete. Sherri stated some of the pine tree branches are dead and need to be cleaned up.

**Lake Maintenance** –Dr. DeFeo reported that lake #5 is not in good shape and needs help being cleaned up. Board would like to have a proposal on adding fish (carp or tilapia) to the lake to see if it will help clean them up.

**Additional perimeter wall repairs** – Bob Bradley will review the scope of work from the contract to see if it is completed and also review with the contractor the additional work needed to repair remaining wall along Savanna and fencing at Preserve #3 tee box corner area .

**ARC Approvals:**

- a. 5961 Amberwood submitted for approval to construct a new home on the vacant lot. Plans were submitted and previously approved by the Single Family HOA. Motion was made to approve the plans as submitted.

**MOTION: Bob Polizzotto    SECOND: Bob Bradley**  
**Motion Carried unanimously**

- b. 5978 Amberwood submitted for approval to install a generator. Motion was made to approve the installation of the generator with stipulations of: Landscaping must be complete as required; unit to be “exercised once a week with times specified not to interfere with neighbors: and propane tank was approved with a variance given for 500 gallon capacity. Plans were submitted and previously approved by the Single Family HOA.

**MOTION: Bob Polizzotto    SECOND: Bob Bradley**  
**Motion Carried unanimously**

**Repaving north bound Strand Blvd.** – Bob Polizzotto reported that he will meet with Jim Farese and Bob Bradley to walk the area and review.

**North property landscape** – Bob Bradley reported that he would like to have a proposal to remove the vines in the preserve at Pinnacle from Earthworks Landscaping.

**Comcast Internet** – Bob Polizzotto reported that he has spoken to Comcast regarding the contract for internet. Bob is waiting for them to sign the contract. Owners that are returning should continue with their own service until we receive the signed contract and have a clear on the start date.

**7. COMMITTEE REPORT**

**Strand Scoop** – Nothing reported

**8. PUBLIC COMMENT**

Gigi Cannone reported on the security of the back gate and the appearance. Bob stated this topic would be good to bring up to the membership at the Budget Meeting.

**9. ADJOURNMENT** – With no further business to conduct,

**A motion was made by Bob Polizzotto to adjourn at 4:57 pm,  
The motion was seconded by Bob Bradley**

**Unanimously approved.**

**The next meeting will be Nov. 11, 2015.**

Respectfully Submitted,

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