

STRAND MASTER ASSOCIATION

Minutes of the Board of Directors
BUDGET WORKSHOP MEETING
Thursday, October 29, 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

DIRECTORS ABSENT: Sherri Dorrill, Director

ALSO PRESENT: Jim Farese, 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 as presented.

MOTION: Lisle Anderson SECOND: Bob Polizzotto

Motion Carried unanimously.

AUDIT VOTE:

A Motion was made to waive the financial audit for 2015.

MOTION: Bob Polizzotto SECOND: Lisle Anderson

All Presidents in attendance voted in approval.

REVIEW OF 2016 PROPOSED BUDGET and RESERVE SCHEDULE:

Bob Polizzotto reviewed the 2015 financials, 2016 Proposed Budget and Reserve Schedule.

The overall proposed budget went up mainly due to the addition of the bulk internet package. The additional \$27 per month includes a free Comcast Internet wi-fi gateway modem. This contract is set to start January 1. Bob explained the reason for the delay was due to the installation of new fiber optic wiring at the north end of Strand Blvd. and delay in signing of the agreement by Comcast.

Bob went over the improvements and costs in 2015 including the new street signage, and additional median renovations. Three more medians will be budgeted for 2016. This project will be funded by the operating account and from the Capital contributions paid by new owners.

We are also looking at landscape renovations to the guardhouse entrance and the front sign bed as well as some modifications to the previously renovated islands. We are also looking at doing some roadway repaving. These new projects will be further discussed at the November 11 Board Meeting.

The new quarterly fee proposed would be \$325 and approved at the November 11 meeting.

The Board took questions from those in attendance. Dr. DeFeo explained the lake conditions and efforts to correct. We are also looking into adding some carp fish to the lakes in an effort to reduce the algae blooms.

Bob Polizzotto spent some time answering questions regarding the new internet package.

ADJOURNMENT – With no further business to conduct,

**A motion was made by Paul Rapp to adjourn at 4:17 pm,
The motion was seconded by Dr. DeFeo**

Unanimously approved.

The next meeting will be Nov. 11, 2015.

Respectfully Submitted,

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