

STRAND MASTER ASSOCIATION

Minutes of the Board of Directors Meeting

Wednesday, November 11, 2015

At The Strand Clubhouse – 3:00 p.m.

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

DIRECTORS ABSENT:

ALSO PRESENT: Jim Farese, Cambridge Property Management

1. CALL TO ORDER:

Noting that a quorum was present, the meeting was called to order at 3:00 p.m. by Bob Polizzotto.

2. PROOF OF NOTICE:

Notice of the meeting was posted in accordance with Florida State Statutes.

3. APPROVAL OF AGENDA:

**A Motion was made to approve the Agenda amended with items:
8-G North Gate.**

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

Motion Carried unanimously.

4. REVIEW OF MINUTES:

A Motion was made to approve the October 29 minutes as presented.

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

Motion Carried unanimously.

A Motion was made to approve the October 19 Board Meeting Minutes as presented.

MOTION: Paul Rapp

SECOND: Bob Bradley

Motion carried unanimously.

5. TREASURER'S REPORT:

Bob Bradley reported that the October Financials were in order.

He stated that the new Security Company now bills monthly instead of weekly.

Bob Polizzotto gave the Cash Flow report.

We are projected to have \$70,000 net by the end of the year with \$45,000 of that as a carryover in the 2016 budget.

Reserves are on target with \$441,000.

A Motion was made to approve the financial report.

MOTION: Bob Polizzotto

SECOND: Tony DeFeo

Motion Carried unanimously

6. BUDGET ADOPTION:

Bob Polizzotto reviewed the proposed 2016 Budget. This budget includes separate line items for tree trimming and side walk washing and includes a carry forward of \$45,000 from 2015 Operating Account.

A Motion was made to approve the 2016 Proposed Budget and Reserve Schedule as presented at the Work Shop meeting, Revision 0A with a \$325 per quarter assessment.

MOTION: Bob Polizzotto

SECOND: Bob Bradley

Motion carried unanimously.

Bulk Internet - Bob Polizzotto stated that he has contacted Comcast senior management about the Bulk Internet start date. They have since agreed that the bulk internet package will start in January 2016. The added Strand Blvd. fiber optics cable and equipment have been installed. Activation will be forthcoming within the next month.

7. MANAGERS REPORT:

- a. **Maintenance Issues:**

A car ran into the center divider at the guard house and broke a sign post and damaged the stucco. We have the insurance detail and we will handle the repairs.

There were some electrical problems in the up lighting of the palms in the commercial area. This has been addressed.

We continue to have well pump problems in the irrigation system at the west commercial area that services Strand Blvd. in Commercial.

Landscape Florida is working with Commercial Management to resolve.
- b. **Eden Berm** –We have a bid to do the annual maintenance there from Earthworks.

A Motion was made to approve the Eden Berm contract at \$4,125.

MOTION: Bob Polizzotto

SECOND: Dr. DeFeo

Motion carried unanimously

- c. **Palm Pruning** – The palm pruning along Strand Blvd. was completed. There were several dead Washingtonians and Sabal palms that had to be removed. Some of the Sabal palms were those recently removed from the renovation of the medians. There are also some dead pines that are pending removal.
- d. **Sidewalk and gutter pressure cleaning** –This is scheduled but due to the delay in the palm pruning it had to be pushed back. It should start in the next week or so. This work includes Strand Blvd. both in the private and public areas plus Ashford Lane.
- e. **Guard House and Exit bed landscaping** –Eric Evans from Landscape Florida gave a presentation of his proposals for these areas. The larger concept for the front of the gate house for approximately \$30,000 was tabled. Eric Evans also proposed an interim renovation of the median in front of the gate house. The plan would include grass areas and annuals which would be replaced each year.

A motion was made for the proposal for the exit sign landscaping to replace with new plants be discarded and only sod be installed in this area. Second that we proceed with the smaller scale landscape renovation in front of the guardhouse using Zyosia (golf course grass) for a total of \$3,595.

MOTION: Bob Bradley

SECOND: Dr. DeFeo

Motion carried unanimously.

Eric stated the mulch installation for all the Strand Blvd. medians will be done at the end of November or early December.

8. DIRECTORS REQUEST:

- a. **Landscape Median Renovation /Alterations** - Bob Polizzotto briefed the Board on the progress of the new median renovation and advised that the work is completed. Some of the annuals have died due to lack of irrigation. Landscape Florida will be replacing them and discuss with the Club the irrigation needs for the new medians and annuals.
- b. **Lake Maintenance** –Dr. DeFeo reported that there is still much progress to be made to eliminate the algae growth and perhaps we need to look at other options. Adding Carp fish was discussed but the costs did not seem like a viable solution.

A Motion was made to have an analysis of the lake water be done through an independent contractor for up to \$1,500 to determine the problems with the water that may be causing the algae growth.

MOTION: Paul Rapp

SECOND: Dr. DeFeo

Motion carried unanimously

- c. **Perimeter Wall Repairs** – Bob Bradley presented a bid from Coastal Concrete (11/6/15) to complete the wall repairs along Sabal #6, #9, Savannah #2 and replace some fencing at the corner of the property between Preserve 2 and 3.

A Motion was made to approve the wall repairs for \$4,890

MOTION: Paul Rapp

SECOND Bob Bradley

Motion carried unanimously.

- d. **Strand Boulevard re-paving** - The Board reviewed a bid to resurface the road from just before the guardhouse to the second North entrance at Sawgrass at an estimated cost of \$64 K. This section of roadway is structurally sound as inspected by Bob Polizzotto and Bob Bradley and the repaving would be done for cosmetic reasons only. There was discussion of doing both lanes as an option. Bob Polizzotto reminded that the reserve schedule for repaving still has several years left. Bob Polizzotto suggested we bring this before the President's Council for input. Paul Rapp suggested that nothing be done with the roadway until both new homes and the remaining renovation of the medians are completed. The matter was tabled for further review.
- e. **Cost Share Agreement with the Club** –Bob Polizzotto and Dr. DeFeo have had preliminary meetings with Club Ownership and a revised proposal will be prepared and after Board review, sent to the Club.
- f. **Mango Cay Issues** –Members from Mango Cay have requested that a camera be installed to monitor their front gate by the guardhouse as well as monitor entrance of guests via the call box. It appears that the original installed call box, to call the gate house from the Mango Cay gate control, has not worked for a few months and needs to be repaired. This will be investigated further with the Gate House personnel along with the standard call in system for guests. The Board also will look at the installation of a camera by the front of the gate house that would view the Mango Cay entrance. Mango Cay is looking into different options for their entrance gate.

Another issue was the tree clearing by Mango Cay and the golf course. Bob Polizzotto explained that it is not Master Property and there was never a wall or fence in that area. Additionally there is a County Easement in that area for access. Bob said he has contacted the County to determine if they would vacate the Easement.

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- g. **North Gate Improvements** – Bob Bradley proposed upgrading the landscaping and the gate system at the back gate now that Talis Park has done many improvements to that area. Bob will sketch something out for the next meeting.

9. COMMITTEE REPORT

Strand Scoop – Bob Bradley stated the November issue is out and asked if more volunteers from the other sub associations would submit articles of information. He suggested a reporter from each. All articles should be sent to our editor, Sandy Ritchie.

10. PUBLIC COMMENT

11. 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 Sherri Dorrill**

Unanimously approved.

The next meeting will be December 9, 2015.

Respectfully Submitted,

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