

STRAND MASTER ASSOCIATION

Minutes of the Board of Directors Meeting

Wednesday, December 9, 2015

At The Strand Clubhouse – 4:00 p.m.



DIRECTORS PRESENT: Bob Polizzotto, President
Lisle Anderson, Vice President
Bob Bradley, Treasurer
Paul Rapp, Secretary

DIRECTORS ABSENT: Sherri Dorrill, Director
Tony DeFeo, Director

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 as presented.

MOTION: Bob Polizzotto SECOND: Lisle Anderson

Motion Carried unanimously.

Lake Maintenance Presentations – Lori Clemence from Clark Environmental presented her company and discussed some problems with the lakes. She will provide a proposal and asked for the lake depths which Bob Polizzotto said he could provide her.

Representatives from Lakes and Wetland Management addressed the Board on their company and recommendations for the lakes. They also provided a bid. They suggested a one-time cleanup of the hydrilla for \$4,000 and then a monthly contract of \$2,800 per month. The Board will visit some of their existing clients' lakes.

4. REVIEW OF MINUTES:

A Motion was made to approve the November 11, 2015 minutes as presented.

MOTION: Paul Rapp

SECOND: Bob Bradley

Motion Carried unanimously.

5. TREASURER'S REPORT:

Bob Bradley reported that the November Financials were in order.

The Operating account: \$105,883 after all checks cleared.

Reserve Money /market: \$228,246

Capital Account: \$7,001

Reserve CDs: \$206,780., Total Reserve Account: \$435,026.

Bob Polizzotto presented the Cash Flow report and noted that there were no major issues. With the power washing and palm trimming there should be a gross \$75 K end of year balance with \$45 K being carried forward to the 2016 Budget.

The allocation of shared costs were discussed as it relates to the Ashford Lane storm drain repairs and sidewalk cleaning and landscape work at the guardhouse.

A Motion was made that the front of the guardhouse median renovation and Ashford Lane sidewalk cleaning are not a shared expense to be consistent with the work done at other medians.

MOTION: Bob Polizzotto

SECOND: Paul Rapp

Motion carried unanimously.

A large irrigation repair bill was also discussed.

A motion was made to pay the \$2,102 Landscape Florida irrigation repair invoice and this will be a shared expense.

MOTION: Bob Polizzotto

SECOND: Bob Bradley

Motion carried unanimously.

A Motion was made to approve the Treasurer's Report.

MOTION: Bob Polizzotto

SECOND: Paul Rapp

Motion carried unanimously.

6. MANAGERS REPORT:

a. Maintenance Issues:

The front entrance damage from the car accident was repaired. Auto insurance claim is pending.

The Mango Cay call box, used to call the gate house from the Mango Cay entrance gate, needed the phone turned back on. It was disconnected when their new management took over.

The new back camera was installed.

- b. Christmas Lights:** We are still having electrical problems at the wing walls and Christmas lights. Both issues are in the process of being rectified. There was an invoice presented from Trimmers Holiday Décor for an electrician that did some repair work on the electrical system. Trimmers had agreed to accept all charges for electrical repairs.

A Motion was made to pay \$200 towards the invoice for items deemed to be our responsibility.

MOTION: Bob Bradley

SECOND: Lisle Anderson

Motion carried unanimously.

- c. Sidewalk Cleaning:** Sidewalk and curb pressure washing will start next week and will include Ashford Lane.

- d. Sidewalk Drainage** – A bid was received from Landscape Florida to install two drains to alleviate flooding issues on a section of sidewalk across from the Club and before the golf cart crossing at Sabal and Preserve.

A Motion was made to approve the \$525 bid from Landscape Florida to install 2 drains

MOTION: Paul Rapp

SECOND: Lisle Anderson

Motion carried unanimously.

7. DIRECTOR'S REQUEST:

- a. Lake Maintenance:** The Board discussed the bid by Lakes and Wetlands Management and the \$4,000 one-time cleanup of hydrilla, and \$2,800 per month maintenance. We are expecting Clark Environmental to submit a bid as well but it appears they will be much higher and did not have the same confidence of success as Lakes and Wetlands.
- b. Back Gate Improvements:** Bob Bradley presented some ideas for upgrading the appearance of the back entry.
This matter was tabled for further discussion in the 1st quarter of 2016.
- c. Repaving Strand Blvd.** - Bob Polizzotto and Tony DeFeo spoke at the Presidents Council meeting about the paving. The replacement schedule still has about 5 years to go for replacement. This matter was tabled until:

 - 1. The Cost Share agreement is decided.
 - 2. A new individual community survey is done by the Presidents to get input from their members.
- d. Cost Share Agreement:** Bob Polizzotto updated the Board on the revisions to the current cost sharing payment system to be discussed with the Club Ownership. The proposed fixed agreement would be \$95,000, but would need to be increased to \$128,000 to catch up on deferred Reserve Funding. We also asked for a 5 year contract to be reviewed for items such as inflation and reserve funding corrections.

The discussions will continue after the Holidays.
- e. Bulk Internet:** The fiber optic is installed now. Bob will speak to Comcast in the next day or so to confirm the January 4 start date.
- f. Perimeter Wall Repairs:** There was discussion on whether the repairs should be done after season to minimize disturbance on the golf course. The Board agreed to proceed as soon as the contractor can schedule.

- g. **Palm Pruning:** Bob explained that the invoice for palm pruning was higher due to several large trees that were dead and had to be removed.

A Motion was made to approve the \$7,135 bill from Classic Lawn and Tree.

MOTION: Lisle Anderson

SECOND: Bob Polizzotto

Motion carried unanimously.

A Motion was made to approve Landscape Florida bill for \$475 to remove 5 dead palms.

MOTION: Lisle Anderson

SECOND: Bob Polizzotto

Motion carried.

8. COMMITTEE REPORTS:

Strand Scoop –Bob Bradley explained that the December issue is out and our contract includes 2 more issues. After that we are looking for another publisher since Seabreeze Communication will not give us the digital copy.

9. PUBLIC COMMENT

10. ADJOURNMENT – With no further business to conduct,

**A Motion was made by Paul Rapp to adjourn at 5:57 pm,
The Motion was seconded by Bob Polizzotto.**

Unanimously approved.

The next meeting will be January 13, 2016.

Respectfully Submitted,

Jim Farese, C.A.M.

Cambridge Property Management