

**STRAND MASTER ASSOCIATION**

Minutes of the Board of Directors Meeting

Wednesday, February 10, 2016

At The Strand Clubhouse – 4:00 p.m.



**DIRECTORS PRESENT:** Bob Polizzotto, President  
Lisle Anderson, Vice President  
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 4:00 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 amended by adding 7G Board Election.**

**MOTION: Bob Polizzotto                      SECOND: Lisle Anderson**

**Motion Carried unanimously.**

**4. REVIEW OF MINUTES:**

**A Motion was made to approve the January 13, 2016 meeting minutes amended to show in the Manager’s Report, the benches were not painted, and in 7b, strike out the line of , ‘and other major improvements are completed’. Page numbering is to be corrected.**

**MOTION: Bob Polizzotto                      SECOND: Lisle Anderson**

**Motion Carried unanimously.**

## **5. TREASURER'S REPORT:**

Bob Bradley reported that the January financials are in order and all statements proved out.

Bob Polizzotto presented the Cash Flow report and noted that there were no major issues. It noted that we were not billed in January for the New Bulk internet from Comcast. Assuming Comcast may account for this at a later date, we have included the estimated January charge in AP for Dec. 2016. Additionally, Comcast does not include any sales tax for internet service but does normally include it for the gateway modem. Since they've included the modem at no charge in the contract, there is no sales tax. We had originally included an estimated sales tax in the budget values. Without the inclusion of sales tax in the monthly billing, we are ahead of budget an additional \$3,473 per month.

The Reserve Fund is currently at \$447 K and projected to be \$537 K by the end of the year.

The Capital Contribution account is now \$12,000.

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

**MOTION: Bob Bradley**

**SECOND: Bob Polizzotto**

**Motion carried unanimously.**

## **6. MANAGERS REPORT:**

**Maintenance Issues:**

**The Holiday Lighting Issues:** The GFI outlets within the Commercial medians have not been replaced as agreed with Holiday Trimmers when the Christmas lights were installed. Trimmers is requesting that we purchase new GFI outlets as the old units were defective. They will have their electrical contractor install them.

**A Motion was made to purchase the GFI outlets for the front medians and Trimmers Holiday Décor will install them at no charge.**

**MOTION: Bob Polizzotto**

**SECOND: Bob Bradley**

**Motion carried unanimously**

Next year they will be using LED lights so we should not have the problem with the GFI outlets tripping. We will also get another quote for the service. It was

also suggested that we test the lights once installed and verify operation before the holiday season usage.

**Irrigation/Commercial Irrigation Pump issues:** Neil Dorrill, Commercial Property Manager, addressed the Board on the problems we are having with the west well pump being tripped off and recently damaged due to excessive water usage and a faulty control switch. This pump supplies irrigation water to Strand Blvd (public roadway portion) and to various commercial areas along Strand Blvd. Mr. Dorrill mentioned that we have installed a shutoff valve that is on a timer to limit the hours when the pump will supply irrigation water. However, some of the other landscapers for the commercial area have overridden the controls and operated the pump. Neil suggested that LF provide a cost for LF irrigation technician to perform weekly inspections of the well pump system for any issues.

We will meet on site next week to come up with a maintenance review and follow up of the issues to determine if there are other controls that can be installed to limit the usage per the schedule. Landscape Florida has been working with Bay Electric to resolve the problem.

**Lake Maintenance:** The new contractor for lake maintenance started and they have been treating the lakes for Hydrilla for the one-time cost of \$4,000. As previously mentioned, there will be an algae boom due to the killing of the exotic weeds. The Board mentioned that the new lake maintenance contractor had indicated that they would physically remove the dead Hydrilla and algae if it didn't dissipate from the lake edge within a responsible time after the treatment.

There is a large dead pine that will be removed when the hardwoods are pruned in April. Also there is an oak tree by Clubside that looks like it might be dying. It was agreed to let the tree trimmer look at this in a few months and they would remove if necessary.

**Irrigation invoices/Miscellaneous Landscape invoices:** Bob Polizzotto reviewed some invoices from Landscape Florida with the Board.

a. Invoices 6101 and 6179 are for irrigation repairs done along Strand Blvd and in the new landscaping at the gate house. Part of Invoice 6179 is for repairs to the west well which will be shared with the Commercial Association.

**A Motion was made to approve invoice 6101, \$1,132 and 6179 for \$1,069 with the understanding that parts of these invoices will be shared with the Commercial Association and the Club.**

**MOTION: Bob Polizzotto**

**SECOND: Paul Rapp**

**Motion carried unanimously**

b. Invoice 6122 is for the removal of 12 dead pine trees along Strand Blvd.

**A Motion was made to approve invoice 6122 for the pine tree removal at \$780.**

**MOTION: Bob Polizzotto**

**SECOND: Dr. DeFeo**

**Motion carried unanimously**

c. Proposal dated 11/13/2015 for the removal and disposal of 5 dead palms that were transplanted from the renovated medians.

**A Motion was made to approve the palm tree removals at \$475.**

**MOTION: Bob Polizzotto**

**SECOND: Dr. DeFeo**

**Motion carried unanimously**

d. Invoice 6077 is for the cost of replacement of the annual plants (1,340 Begonia plants) that died as a result of irrigation failure. Note: Plants have already been replaced by LF.

**A Motion was made to deny the approval of the begonia flower replacements at \$3,417.**

**MOTION: Sherri Dorrill**

**SECOND: Bob Bradley**

**Motion carried unanimously**

**7. DIRECTOR'S REQUEST:**

- a. **Landscape Median Renovations and Wing wall planting:** The Board reviewed the proposals for the renovation of the remaining medians south of the Clubhouse.

**This matter was tabled until we get a per foot price comparison to what was previously charged, get a competitive bid, and see if there would be any maintenance cost savings from the new renovations.**

The Board reviewed the proposal from Landscape Florida for the East wing wall renovation. We will ask Landscape Florida to revise this bid to include smaller and more colorful plantings.

- b. Front of Guard House renovation project:** The survey that was sent out to the owners will close on February 22, 2016. The survey included a comment section for the members to express any concerns they may have about the renovation project. Another email blast will be sent out reminding the members of the survey's closing date for Members to respond.  
**This matter was tabled until the next meeting and the survey is complete.** The results of the survey will be presented at that time.
- c. Cost share payment method agreement:** Bob Polizzotto reported that the matter is under review with the Club Ownership's Legal Counsel.
- d. Perimeter Wall Repairs:** Bob Bradley added some sections that were damaged by the Club's tree pruning. 7 more panels were added to the repairs that will begin in the summer.
- e. Sawgrass ARC request –** Request to add Solar water heating panels to a home in Sawgrass. This has been previously approved by the Sawgrass HOA.

**A Motion was made to approve the ARC request for 5823 Sawgrass providing that the exterior piping is painted to match the exterior wall color.**

**MOTION: Bob Polizzotto**

**SECOND: Bob Bradley**

**Motion carried unanimously.**

- f. Single Family home ARC request: Request to** extend the lanai cage. This was previously approved by the Single Family HOA.

**A Motion was made to approve the screen cage extension.**

**MOTION: Bob Polizzotto**

**SECOND: Lisle Anderson**

**Motion carried unanimously**

- g. Board Elections:** Bob Bradley stated that he will not seek another term. All other current Board Members have submitted their intent to run forms.

**8. COMMITTEE REPORTS:**

**Strand Scoop:** Bob Bradley explained he was able to get a contract renewal, with the same conditions as the previous contract, but to include PDF copies of the newspaper for \$53 per month. These PDF copies will be posted on our Web Site.

**A Motion was made to approve the new contract with Seabreeze Communications.**

**MOTION: Bob Polizzotto**

**SECOND: Bob Bradley**

**Motion carried unanimously**

**9. PUBLIC COMMENT**

There was a homeowner from Mango Cay that asked about front gate renovation to include a pedestrian walkway into the Strand, or a cross walk across Strand Blvd. This will be taken under advisement in the project plan if approved. We will get a price on a painted cross walk.

There was also a concern over cars crossing into the exit lane from the shopping area blocking incoming traffic. We will look into a Community Sheriff to help resolve this.

**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. Motion was unanimously approved.**

**The next meeting will be March 9, 2016.**

Respectfully Submitted,

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