

STRAND MASTER ASSOCIATION

Minutes of the Board of Directors Meeting

Wednesday, March 9, 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 – Via Teleconference

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 7F Mango Cay litigation.

MOTION: Bob Polizzotto SECOND: Bob Bradley

Motion Carried unanimously.

4. REVIEW OF MINUTES:

A Motion was made to approve the February 10, 2016 meeting minutes as presented.

MOTION: Bob Polizzotto SECOND: Lisle Anderson

Motion Carried unanimously.

LANDSCAPING: Bob Polizzotto suggested to address Agenda Items 7 A and B at this time to accommodate Eric Evans who was in attendance.

Eric Evans of Landscape Florida presented his landscape proposals for the renovation of medians 7, 8 and 9. Mr. Evans reviewed the proposal with the Board and noted that a number of existing oak trees would remain similar to the renovation work done on last summer to the medians north of the Club. Mr. Evans also noted that these three medians total in length about 50% more than the 2015 median rework. The estimated cost for the total renovation of these medians was approximately \$ 140 K which was compared to the 2015 median work on a cost per linear foot basis, which appeared to be approximately 25% higher than the 2015 renovation.

The matter was tabled and Eric was going to review to reduce the total costs and present at the next Board Meeting.

The East Wing wall planting was also tabled to allow for redesign as well.

5. TREASURER'S REPORT:

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

Bob Polizzotto presented the Cash Flow report and noted that there were no major issues. The projected cash flow balance at the end of the year is \$69,000 surplus. The Reserves are projected at \$530,000 at the end of the year and the Capital Contribution is at \$13,500 as of the end of February 2016.

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

MOTION: Bob Bradley

SECOND: Paul Rapp

Motion carried unanimously.

6. MANAGERS REPORT:

a. Maintenance Issues:

The Ashford Lane sidewalks were pressure cleaned in the areas that were previously missed.

We had a price from Earthworks to remove the vines on the I75 berm for \$1,750. This matter was tabled.

The price for a crosswalk painting is \$400 as was requested from Mango Cay residents. This will be tabled for further review.

A dying Bismarck palm is being replaced by Landscape Florida under warranty. We asked the Sherriff Department Community Patrolling as to what can be done with the cars blocking the entrance road trying to cross to the exit side. They are aware of this and will do more patrols during the 3:30 to 5 pm hours.

The GFI outlet replacements were purchased for the commercial medians. Trimmers (Holiday light contractor) wanted more than the \$200 originally we paid toward their electrical renovation bill before he would install them. We had argued that Trimmers had authorized this previous work on a weekend which was very costly. This will be further reviewed with Trimmers. As an alternate, we have a proposal from Dan House Electric for \$1,500 to install them.

A Motion was made to have the weather resistant GFI outlets replaced for not to exceed \$1,500.

MOTION: Lisle Anderson

SECOND: Bob Polizzotto

Motion carried unanimously.

- b. **Landscape / Irrigation Issues:** Landscape Florida is doing a review of dead or dying plants in the renovated medians for warranty replacement. Due to the frequent failure of the commercial well pump station, it was suggested that a light be installed on the control panel to alert us of when the pump is down.
- c. **Lake Maintenance:** –we have been receiving many complaints about the condition of the lakes. Bob P and Jim Farese met with the contractor and he maintains there is improvement and will still take more time and treatments. We will also consider planting more littorals on the lake banks.
- d. **Hardwood Tree Pruning:** The hardwood and palm tree pruning will begin mid-April. They will also remove some dead pine trees along the Blvd. and the oak tree by Clubside.

7. DIRECTOR'S REQUEST:

a. and b. were covered earlier in the meeting with Eric Evans.

- c. **Front of Guard House renovation project:** The member survey was completed with 229 in favor and 164 opposed. There was a discussion on the next steps that the Board should take on this project. There was a concern that the estimated cost of \$150 K was too high and that we should obtain specific quotes from contractors for the work. The work may not include the water feature, but would include the signage.

A Motion was made to secure a proposal from the Landscape Architect for the cost to prepare the Design Development plan for the gate improvements and prepare a set of construction documents to secure bids for the work and incorporate Mango Cay in the bid documents and with and without the water fountain

MOTION: Bob Bradley

SECOND: Sherri Dorrill

An amendment was proposed by Tony DeFeo that we act on the motion after we resolve the Cost Sharing Agreement with the Club.

This amendment was not accepted by Bob Bradley.

Roll Call Vote: Bob Bradley, Sherri Dorrill, Lisle Anderson, Dr. DeFeo, Paul Rapp and Bob Polizzotto voted in favor

Motion carried.

- d. Cost share agreement:** The revisions to the proposed agreement have been forwarded to the Club. Further discussions with the Club are pending to resolve any outstanding issues.
- e. Annual Meeting:** The second notice of the annual meeting is being sent out. There will be an election with 8 candidates running for the 7 seats.
- f. Mango Cay Litigation –** The Board discussed the letter received from an attorney representing Mango Cay which requests responses to various concerns regarding border landscaping issues along I-75, noise abatement and gate access.

A Motion was made to turn the matter over to the Master Board's Attorney for review and response.

MOTION: Bob Bradley

SECOND: Tony DeFeo

Motion carried 5-1, Sherri Dorrill opposed.

No further discussion will be held at this time.

8. COMMITTEE REPORTS:

Strand Scoop: Bob Bradley explained the new contract with Sea breeze Communications is in effect and they will be giving us the pdf files. Cost for the PDF files is \$53 per month. The hardcopy newspaper is delivered free to all residents.

9. PUBLIC COMMENT

The floor was opened to any public comment.

10. ADJOURNMENT – With no further business to conduct,

A Motion was made by Paul Rapp to adjourn at 6:57 pm; The Motion was seconded by Bob Bradley. Motion was unanimously approved.

The next meeting will be April 13, 2016.

Respectfully Submitted,

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