

REVIEW OF 2016 PROPOSED BUDGET and RESERVE SCHEDULE:

Bob Polizzotto reviewed the 2017 Proposed Budget and Reserve Schedule.

It was noted that several items increased for 2017 which included:

- a. Increase of 3% in the Comcast Bulk Video rate per the contract. There is no increase in the Bulk Internet rate this year.
- b. Decrease in the Landscaping (not shared) due to the medians work being completed. Some monies included for plant replacements.
- c. Increase in the lake maintenance monthly charges due to a new contract. We are obtaining quotes to install plants along various lake banks to improve the control of algae and reduce the erosion of the lake bank.
- d. Minor increases in the Security and Administrative accounts.
- e. Minor increase in the funding amount to the Reserve Schedule.

Overall, Bob mentioned that there is estimated to be a \$25,000 carryover of surplus operating funds from 2016. In regards to the Reserve Schedule, Bob mentioned that we have a "pooled" fund and money can be allocated to any item. The schedule is presented to show those items that the Master Association is responsible to repair and replace.

Bob went over the improvements of the medians for 2016 and noted that all work has been completed.

The new quarterly fee **proposed would be \$325** and the final budget will be adopted at the November 9th 2016 Board meeting.

PROPOSED SPECIAL PROJECTS:

- a. **Swing Fence for Back Gate:** This proposal includes the installation of a 6 foot high automatic electric swing gate/fence for the back gate. The swing gate would be ornamental in appearance and consist of two gates (enter and exit) with a fixed center fence to match the swing gate design. This automatic fence would be open during normal hours, 7 AM to 11 PM and only the gate arms would operate to control access to the Strand. During the remaining 8 hours, the swing gate would be operational along with the gate arms (to prevent tailgating into the Strand). It would be fully closed during these hours and only open when a member is accessing entrance via the bar code system (or emergency vehicle activation).

Since the swing gates take awhile to open and close, it was considered that we could not use them during daylight hours at this time to do possible traffic backing up Veterans Parkway and blocking access to Talis Park.

The Board addressed questions from the members about this proposal which will be discussed further at the next Board Meeting.

- b. **Strand Blvd. Repaving:** It has been suggested by a number of Neighborhood Presidents that we should repave Strand Blvd. from the gate house to the Club Maintenance area sooner than indicated in the Reserve Schedule. Currently Reserve Funding monies have been accumulating in the fund for the complete replacement of the Strand Blvd. blacktop from the Front Gate to the Club House in

approximately 6 more years. The estimated cost for this work is approximately \$400 K, fully paid by the Reserve funding with the Club sharing in the cost. It was indicated that the current roadway base appears to be structurally sound as reviewed by various engineers and contractors.

The Board addressed several questions from the members regarding the possibility of only resurfacing the roadway. It was generally agreed that resurfaced was not a viable option as any sub-roadway cracks, defects, etc. would eventually propagate through the new blacktop in a short period of time.

The Board also discussed that the Club might not be obligated to pay their share of the work if it is only done to improve appearance and not due to structural defects or per the published Reserve Schedule.

Based on the member's comments and discussion, it was generally agreed that the Board would solicit input from all the Strand members via an on-line survey regarding this proposal. To be reliable, it was generally agreed that the survey would need to have a minimum 60% participation (similar to the survey regarding the bulk internet).

c. Renovated Front Gate House Landscaping: This proposal involves: the renovation of the gate house landscaping; addition of an east side sidewalk; and pedestrian access from the Mango Cay area; pedestrian controlled gate access via a coded system (similar to what Carlton lakes uses for access to the Commercial area); additional perimeter fencing between the front gate and the west side Preserve area; accent lighting; new Strand signage at the median in front of the gate house. The Gate House and medians are owned by the Club and in conversations with the Club management by the Committee; they would not be willing to share in any costs of renovations. However, the Club would like to review the proposed plans before agreeing to allow us to move forward and had acknowledged that the area does need some renovation.

We are also looking at providing a pedestrian walkway across the front gate median and walkway striping across Strand Blvd. to provide a better defined area when crossing Strand Blvd to and from the shopping area.

The renovation of the gate house area will be further reviewed by the Committee.

ADJOURNMENT – With no further business to conduct,

**A motion was made by Bob Polizzotto to adjourn at 3:27 pm,
The motion was seconded by Dr. DeFeo**

Motion was unanimously approved.

The next meeting will be Nov. 9, 2016.