

STRAND MASTER ASSOCIATION

Minutes of the Board of Directors Meeting

Wednesday, January 13, 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 presented as amended by adding Solar Panel ARC request under Directors Requests item F.

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

Motion Carried unanimously.

4. REVIEW OF MINUTES:

A Motion was made to approve the December 9, 2015 minutes amended to show Tony DeFeo was not present.

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

Motion Carried unanimously.

5. TREASURER'S REPORT:

Bob Bradley reported that the year-end financials had some corrections needed and they were now correct.

Bob Bradley recommended we renew the CD's at the Florida Community Bank for the same rate, 1.03% and term, 10 months.

A Motion was made to renew the Florida Community Bank CD's

MOTION: Bob Polizzotto

SECOND: Paul Rapp

Motion carried unanimously.

Bob Polizzotto presented the Cash Flow report and noted that there were no major issues. Bob reported there was an issue with the Comcast billing for January in that it did not include the new internet cost. This may be adjusted on the February billing. The \$1,800 for pressure washing Ashford Lane was not a shared expense and is paid entirely by the Association.

The year-end net surplus was approximately \$67 K and we will be rolling over \$45,000 into 2016.

Bob noted that the Cash Flow didn't reflect the invoices from the sidewalk cleaning and Eden berm work. The report will be updated and sent to all Directors for record. (**NOTE:** After correcting for these invoices, the end of year cash available was shown on the Cash Flow report as \$54 K).

The fund balance for the Reserves is approximately \$440,000.

The Capital Contribution account ended the year at \$11 K with 8 units transferring title in December.

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

MOTION: Bob Polizzotto

SECOND: Bob Bradley

Motion carried unanimously.

6. MANAGERS REPORT:

Maintenance Issues:

The park benches and garbage barrels were pressure washed.

New sidewalk drains, to alleviate water puddles, were installed in the area across from the Club near the cart path on the west side of Strand Blvd. With the heavy rains they appear to function very well.

The Preserve cleaning for the 4th quarter has been completed.

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

The Eden berm was cleaned up and pine straw put down.

The area in front of the Strand Blvd. exit wing wall was re-landscaped with sod and new bushes.

There are a number of vines growing up into the trees and shrubs on the berm that is along I-75 and east of the perimeter wall. Jim will get a price from Earthworks to clean out the vines.

Collier County contacted Jim to see if we wanted to close out the PUD reporting we do each year, before the last home is built on the vacant lot on Amberwood Drive. There is no cost to continue reporting the same information each year but there is a \$2.5 K cost to close it out now. The Board agreed to continue to report the same PUD information each year until the house is completed.

The bougainvillea on the bridge and the first few medians were over fertilized by Landscape Florida last month. The bushes were severely damaged and even though they are showing new signs of growth, Landscape Florida will completely remove them and install new ones at their cost.

7. **DIRECTOR'S REQUEST:**

- a. **Lake Contract:** The Board discussed a new contract from Lake and Wetland Management. Some members of the Board and community visited Vasari to inspect work done by Lake and Wetland Management. The lakes in this community looked well taken care of and without exotic weed growth (i.e. Hydrilla).

A Motion was made to approve the contract for Lake and Wetland Management and the \$4,000 one-time cleanup of hydrilla, and \$2,800 per month maintenance, to start February 15th.

MOTION: Dr. DeFeo

SECOND: Paul Rapp

Motion carried.

Management will send a termination notice to our current lake maintenance contractor, Lake Doctors. We will also include other exotics in the Lake and Wetland Management contract. Bob Polizzotto will draw up the standard contract language to be sent to the Contractor.

- b. **Back and Front Gate Improvements:** The Board discussed the plan and after review of the plan submitted by Bob Bradley, decided to table this until the pricing for the landscaping for the medians is determined.

The Board did revisit the front of the guard house main design project with the plans prepared by the landscape architect. Bob Polizzotto will develop a web site survey for the members to determine what kind of interest there is in the community. The blast email will be sent out and it will contain links to the survey and to our web site to see the proposed sketches from the Architect. The blast email will contain information about the plan and estimated cost.

- c. **Cost share payment method agreement** - Bob Polizzotto and Tony DeFeo met with the owner of the Club to review the proposed plan. The yearly shared costs average about \$95,000 per year. Payment of the Reserves Schedule items will need to be paid when the capital item is replaced and/or repaired and per the original Cost Sharing agreement, the Club will pay their proportionate share. Discussion will continue with the Club on the revised Cost payment method.

- d. **Bulk Internet Agreement:** Bob Polizzotto reported that the new agreement is in effect. He stated owners can go to the Comcast Store to pick up the new internet modem box or call Comcast and they will bring it and install it free of charge. Bob will issue an email blast to the members reminding them that the agreement is in place and the options available to obtain service.
- e. **Perimeter Wall Repairs:** There was some additional reported damage to the walls due to the Club maintenance of the trees along the wall. Bob Bradley will do a new inspection and update the list. We will schedule the repairs as soon as the new list is ready for the contractor.

A Motion was made to have the walls cleaned using Spray & Forget after the repair work is done.

MOTION: Paul Rapp SECOND: Bob Polizzotto

Motion carried unanimously.

- f. **ARC:** Dr. DeFeo reported that an owner in Sawgrass wanted to put in solar panels on the roof. Federal Law allows such devices but the location must be approved. Dr. DeFeo will ask the owner to submit an ARC application.

8. COMMITTEE REPORTS:

Strand Scoop: Bob Bradley explained there are only 2 months left on the Seabreeze contract. The committee is renegotiating the contract and seeking competitive bids which will include having PDF copies of the monthly newspaper available for placement on our web site.

9. PUBLIC COMMENT

There was some discussion about installing a marked pedestrian crosswalk from Travilla Circle to the west side of Strand Blvd.

- 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 February 10, 2016.

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