



## **TREASURER'S REPORT:**

Jack Cronin presented his report on the November financials. He stated we are still in a very strong position and running ahead of budget for the year.

Bob stated that the irrigation well pump for Rolling Oaks needed replacement for \$2,600.

**A Motion was made to ratify the \$2,600 expenditure from the reserves to replace the pump.**

**MOTION: Bob Polizzotto**

**SECOND: Lisle Anderson**

**Motion carried.**

Bob reported that the Links was over 10 days late in paying their assessments. As was done in the past, first time offenses were charged \$200 as opposed to the 5% stated in the documents.

**A Motion was made to levy a \$200 fine on the Links for the late payment.**

**MOTION: Lisle Anderson**

**SECOND: Joe Crivelli**

**Motion carried unanimously.**

Cash Flow –Bob Polizzotto reported on the cash flow. Currently we are running a \$41,519 surplus but that includes \$29,000 held for Comcast that was not billed.

6 More units changed hands for an additional \$3,000 to the Capital Fund. That makes 86 units transferred for the year.

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

**MOTION: Bob Polizzotto**

**SECOND: Tony DeFeo**

**Motion carried unanimously.**

## **6. MANAGERS REPORT:**

### **Maintenance Issues Update:**

- 1) Mulch and annual flowers have been completed.
- 2) There are areas of dead bushes in the medians and Landscape Florida will be addressing these. There are still irrigation issues at island 15 and Bob has been hand watering the flowers.
- 3) The intersection sign was removed by the county from their pole. A new sign and pole were ordered.
- 4) The off duty sheriffs will be started in January to patrol the blocking of the intersection.
- 5) We ordered a new notice board for the front entrance. We also have permission to use the exit notice board and Management will see about getting a key from the Club.
- 6) The golf cart lanes were painted across the street by the clubhouse entrance.

## **7. DIRECTOR'S REQUEST:**

- a. **Back Gate Renovation:** A revised proposal from Carter Fence was obtained to show the additional fencing and pedestrian gate. The total cost was \$13,413. We will still need to add a paver sidewalk for the pedestrian gate.

**A Motion was made to proceed with the swing gates and new fencing at the back entrance subject to circulating the gate styles.**

**MOTION: Lisle Anderson**

**SECOND: Jack Cronin**

**Motion carried 5-1 with Susan opposed.**

- b. **Lake bank upgrades and fountains** – Lakes and Wetlands advises that the littoral plantings should be installed in March. The cooler nights are not conducive for the guaranteed survival.

**A Motion was made to proceed with the fountain installation providing it is a 3 tier, 3 hp, at \$7,620 installed by Lakes and Wetlands.**

**MOTION: Joe Crivelli**

**SECOND: Bob Polizzotto**

**Motion carried unanimously.**

- c. **Paving survey** – Bob gave out a copy of the letter for the paving survey. The Board feels that a representative number of 60% responses would be needed to validate the results. It was important to note that our lawyer advised that the club is not responsible if the road is paved for cosmetic purposes or if the road is not deemed to need replacement at the 25 year mark.

**d. An ARC application for a replacement roof for a home on Whisperwood was reviewed by the Board.** It was agreed that since this was a roof that was being replaced due to damage and the replacement was the same style and color as the original, the Board deferred approval to the Single Family HOA. approved.

### **e. Other items –**

Lisle volunteered to try to change google maps to show the entrance off of Immokalee on the GPS rather than Veterans.

Lisle also asked if we could look into adding extra benches along Strand Boulevard. Management will get prices.

Lisle suggested that Uber drivers be granted the same access privileges as UPS, FedEx, etc. Bob mentioned that Uber drivers are allowed into the Strand like any other guest, requiring a license to be shown and authorization by the member. If not authorized, the Uber driver is refused entrance. The Board agreed that this policy should not be changed.

**8. COMMITTEE REPORTS:**

**9. PUBLIC COMMENT**

The floor was opened to any public comment.

**AJOURNMENT** – With no further business to conduct,

**A Motion was made by Jack Cronin to adjourn at 5:53 pm; The Motion was seconded by Joe Crivelli. Motion was unanimously approved.**

**The next meeting will be January 11, 2017 at 4PM.**

Respectfully Submitted,

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