

STRAND MASTER ASSOCIATION

Minutes of the Board of Directors Meeting
Wednesday April 13, 2016
At The Strand Clubhouse – 4:00 p.m.



DIRECTORS PRESENT: Bob Polizzotto, President
Lisle Anderson, Vice President
Jack Cronin, Treasurer
Tony DeFeo, Director
Paul Rapp, Secretary
Joe Crivelli, Director
Susan Mulgrew – 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 (items added were: Landscape median trimming and Mango Cay camera by gate house).

MOTION: Bob Polizzotto SECOND: Joe Crivelli

Motion Carried unanimously.

Landscape Presentation: Eric Evans from Landscape Florida appeared and addressed the Board on his revised median renovation plans for medians 7, 8, 9. The revisions included: reduced size of some large shrubs and trees; increased spacing of some plants; reduced cost of sod installation. The cost came in \$25,000 lower from the original proposal. There will be many sable palms removed that will be offered to the various communities and the golf course. Paul and Bob will try to meet with Dick Klass from the club to see if they will take some palms. Eric was asked to trim lower the existing plants at Cypress Cove median and the median by Eden and the golf cart crossing due to visibility issues.

4. REVIEW OF MINUTES:

A Motion was made to approve the March 9, 2016 meeting minutes as amended: to show adjournment was 6:57; add that all were in favor to solicit a proposal from the landscape architect for the cost to develop plans and specifications for the front gate landscaping and correct the page numbering.

MOTION: Bob Polizzotto

SECOND: Paul Rapp

Motion Carried unanimously.

A Motion was made to approve the Organizational Meeting from March 29, 2016.

MOTION: Dr. DeFeo

SECOND: Joe Crivelli

Motion carried unanimously

5. TREASURER'S REPORT:

Jack Cronin reported that the March financials are in order and all statements proved out. The balance sheet is very strong. We have already funded 80% of our reserve requirements for the year. There is a positive \$57,000 cash flow for the year to date, primarily due to no sales or other taxes being charged for internet, approximately \$40 K in reduced budgeted expense. Sales and other taxes are being paid for the video portion of the Comcast Agreement which have already been included in the financials.

Bob Polizzotto presented the Cash Flow report and noted that there were no major issues. He stated projected net cash at the end of the year is \$70,000 which includes approximately \$20,000 being set aside for the medians from the Operating Account and \$45,000 from the Capital Account.

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

MOTION: Bob Polizzotto

SECOND: Paul Rapp

Motion carried unanimously.

6. MANAGERS REPORT:

- a. **Maintenance Issues:** There were some sidewalk repairs done on Ashford Lane. The GFI outlets were purchased and Trimmers will install them in the electrical boxes in the Commercial area medians at no cost.

The light poles on Strand Boulevard at the north end are still out. FPL is installing new electrical conduits between the poles. Work is still in progress.

- 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. The dead Bismarck palm in the north median will be replaced under warranty.
- c. **Lake Maintenance:** Gonzolo from Lakes and Wetlands Management was present and addressed the Board regarding the condition of the lakes. He states there is much improvement in most of the lakes. A couple of the lakes however had more progressive problems and is taking more time. He claims by May we should see the results in all lakes.
- d. **Hardwood Tree Pruning:** The hardwood and palm tree pruning will begin in the next week or so. The palms do not look that bad and the Board agreed to hold off trimming the palms until October and just do the hardwoods in May.
- e. **Road paving/patching:** The Board discussed the roadway conditions north of the gate house to Sawgrass which includes a number of areas where the pavement needs repair.

A Motion was made to approve up to \$1,500 in roadway patching.

MOTION: Bob Polizzotto

SECOND: Paul Rapp

Motion carried unanimously.

Bob and Jim will mark the areas of needed repair. Monies for the repair will be from the Reserve account.

- f. **Roadway Intersection blocking:** Jim suggested we put up a sign stating “Do Not Block Intersection”, and state the code number on the sign. We will also ask the community Patrol to issue tickets if someone is caught blocking the intersection.

A Motion was made to install the sign at a cost not to exceed \$200.

MOTION: Dr. DeFeo

SECOND: Joe Crivelli

Motion carried unanimously

- d. **Cost Share Agreement Revision:** It was explained that this revision provides an average fixed monthly fee from the Club for their share of the various shared costs, both operational and reserve schedule expenses per the original Cost Sharing Agreement, versus the current varying monthly costs based on the actual costs of the work. A revised proposed agreement which included estimated accrued and future reserve schedule expenses was sent to the Club. There has been no response back from the club as of this meeting. Bob Polizzotto will reach out again to the Club to schedule a meeting.
- e. **Mango Cay Litigation:** The Master Board's Attorney replied to the lawyer for Mango Cay. No further discussion could be held on the matter due to the legal involvement.
- f. **Mango Cay Entrance Camera:**

A motion was made to install a camera to show the roadway/gate entrance to Mango Cay on the guardhouse monitor for \$830.

MOTION: Bob Polizzotto

SECOND: Paul Rapp

Motion carried unanimously.

8. COMMITTEE REPORTS:

There were no reports for this meeting.

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 6:40 pm; The Motion was seconded by Lisle Anderson. Motion was unanimously approved.

The next meeting will be May 11, 2016 at 3 PM.

Respectfully Submitted,

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