

5. TREASURER'S REPORT:

Jack Cronin reported that the April financials continued to show a strong position. The operating account was \$201,017, other Operating Funds, \$71,000 and Reserves were at \$469,309 for a total cash position of \$741,000.

Bob Polizzotto presented the Cash Flow report and noted that there were 3 associations that were past due on payment of the 2nd quarter dues at the end of April 2016 (30 days past due date – April 1st). One community has paid since then and Management has been in contact with the local neighborhood associations to resolve the matter with the other two communities. There is a 5% policy late fee on past due accounts.

4 homes sold last month adding \$2,000 to the Capital Contribution Fund.

After all projected expenses, Bob estimated a \$26,558 year end Operating Fund Surplus.

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

MOTION: Paul Rapp

SECOND: Joe Crivelli

Motion carried unanimously.

6. MANAGERS REPORT:

a. Maintenance Issues:

The GFIs were installed in the commercial medians.

More sidewalk repairs were noted.

The guardhouse roof is scheduled to be cleaned. We will also clean the exterior of the guardhouse at that time.

The light poles on Strand Boulevard are still out. FPL is doing underground repairs and this is in progress.

b. Landscape / Irrigation Issues: The flowers were planted in front of the guardhouse.

The Commercial west well pump alarm light is still pending installation.

- c. **Perimeter Wall Repairs:** After the walk through with the contractor, more areas were in need of being replaced. The Board felt that since some of the damage may have been caused by the Club's pruning of the trees along the wall, they should contribute over and above the cost share. Bob will email Club Owner Dick Klass on this issue. Funds for the repairs will be from the Reserve Account and cost shared with the Club.

A Motion was made to approve the additional wall repairs for a total price not to exceed \$15,000.

MOTION: Bob Polizzotto

SECOND: Lisle Anderson

Motion carried unanimously

- d. **Lake Maintenance:** There has been some improvement in most of the lakes. There are a couple of lakes still in need of improvement. Gonzolo from Lakes and Wetlands Management had stated it would take through May to see improvement.
- e. **Tree Pruning:** The hardwoods were all pruned. There were several trees that were dead along the Boulevard. We will have these cut down.
- f. **Road Patching:** The roadway patches that were identified were done. One more by the exit gate is still pending and included in the original contract.
- g. **Intersection Sign:** The sign stating it is illegal to block roadway by the median intersection (By Wells Fargo) has been ordered and awaiting install. Once installed, we will request the aid of the Sherriff's department to patrol the area in the late afternoon and to issue citations to drivers who block the main roadway when crossing Strand Blvd. to head south.
- h. **Street Cleaning:** We had a bid for \$880 to street sweep the entire Strand Blvd.

A Motion was made to approve the street cleaning but do it in September after the median work has been completed.

MOTION: Bob Polizzotto

SECOND: Paul Rapp

Motion carried unanimously.

7. DIRECTOR'S REQUEST:

- a. Median Renovations-** The Board discussed taking more oaks out of the remaining Median Renovations plans. Based on a walkthrough with Landscape Florida and several Board members, it was agreed to remove an additional 10 oaks trees. The proposal from Landscape Florida includes the deduct for the palms not transplanted, the extra oak tree removal and removing of several pines by the banyan tree across from the maintenance lake.

A Motion was made to approve the Landscape Florida change order for the oaks at \$1,260.

MOTION: Bob Polizzotto

SECOND: Joe Crivelli

Motion carried unanimously

- b. Front of Guard House renovation project:**

Quotes were received from the Landscape Architect to prepare construction design drawings and specifications for bidding the work for the front of the guardhouse entry. The total cost to develop the specifications and design plans was approximately \$20 K. An additional cost was included to incorporate the entrance of Mango Cay into the plans at an approximate cost of \$1,200.

A Motion was made not to proceed with the Landscape Architect proposal for design and construction drawings.

MOTION: Bob Polizzotto

SECOND: Paul Rapp

Motion carried 6-1, with Susan Mulgrew opposed.

It was further discussed that the Board would review the renovation at the next Budget cycle, in October, with the members. Joe Crivelli will draft a blast email letter to the members updating them on the front gate project and include another survey to solicit opinions on the various options, e.g. pedestrian gate, water feature, sidewalk addition, landscape lighting, etc.

Bob Polizzotto appointed Joe to chair a Front Entrance Project Committee. Susan Mulgrew will join the committee to review options and Designs for the Board to consider at the October Budget meeting.

- c. **Web-site redesign:** The Board discussed updating and improving the Strand Master web site. Bob had 2 quotes to design and host a new web site. Jim Farese suggested looking at their community web sites.

A Motion was made to allocate up to \$1,500 on a new web site.

MOTION: Bob Polizzotto

SECOND: Susan Mulgrew

Motion carried unanimously.

- d. **Cost share agreement:** There is no update at this time.

- e. **Mango Cay Litigation:** Nothing new to report on this matter. Susan Mulgrew objected to the matter being called Litigation since no suit was filed. We will change the title to Mango Cay Legal Issue in the future.

- f. **Access Control:** Paul Rapp reported that there have been some issues with drivers being turned away because they would not show their license ID. This is the Board's policy and will be adhered to by all guests and contractors. It was also noted that rented cars cannot have a car decal unless rented for over 30 days with proof of rental contract.

8. COMMITTEE REPORTS:

There were no reports for this meeting.

9. PUBLIC COMMENT:

The floor was opened to any public comment.

A motion was made to not have a meeting in July or August unless for emergency matters.

MOTION: Paul Rapp

SECOND: Joe Crivelli

Motion carried unanimously

Bob reported that Ana's Place will be installing their own irrigation pump and he will issue a letter stating they are not included in the Strand Master Water Use Permit.

10. **ADJOURNMENT:** With no further business to conduct,

A Motion was made by Paul Rapp to adjourn at 5:20 pm; The Motion was seconded by Joe Crivelli. Motion was unanimously approved.

The next meeting will be June 8, 2016.

Respectfully Submitted,

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