

STRAND MASTER ASSOCIATION

Minutes of the Board of Directors Meeting

Wednesday June 8, 2016

At The Strand Clubhouse – 3:00 p.m.



DIRECTORS PRESENT: Bob Polizzotto, President - via phone
Lisle Anderson, Vice President - via phone
Jack Cronin, Treasurer - via phone
Tony DeFeo, Director
Paul Rapp, Secretary - via phone
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 3:00 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.

MOTION: Joe Crivelli

SECOND: Paul Rapp

Motion Carried unanimously.

4. REVIEW OF MINUTES:

A Motion was made to approve the May 11th 2016 meeting minutes as amended to change the Capital contribution from \$4,000 to \$2,000 and Street Cleaning bid is \$880.

MOTION: Joe Crivelli

SECOND: Jack Cronin

Motion Carried unanimously.

5. TREASURER'S REPORT:

Jack Cronin reported that the May financials continued to show a strong position. The assets position went from \$741,500 to \$703,200 due to the expenditures on the median renovations. We still favorable budget for the year and month to date.

Bob Polizzotto presented the Cash Flow report and noted that the cash flow projected the 50% deposit on the landscape project.
We also had 12 units sell this past month which resulted in \$6,000 added to the Capital Contribution. Overall we are on target for 2016.

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

MOTION: Joe Crivelli

SECOND: Lisle Anderson

Motion carried unanimously.

6. MANAGERS REPORT:

a. Maintenance Issues:

The Guardhouse had the roofs and exterior pressure cleaned. There are still many street lights out on Strand Boulevard and FPL has issued another work order. There seems to be some underground wiring work that is being done.

b. Landscape- The missing bushes were replaced under warranty throughout the previously renovated islands. The summer annuals were planted.

c. Perimeter Wall Repairs – most of the repair work has been completed. There is still a section of fence that will need some chain link fence replacement but the Club needs to clear some underbrush and debris in order for this work to be done.

Wall cleaning:

A Motion was made to have the perimeter wall sprayed with a biocide cleaning not to exceed \$2,500.

MOTION: Paul Rapp

SECOND: Lisle Anderson

Motion carried unanimously

7. DIRECTOR'S REQUEST:

a. Median Renovations- The demolition of the selected islands is in progress. There is a target completion date of early September.

b. New Web-site - Bob Polizzotto rolled out the new web-site. It is much more user friendly. The master email list is also being updated.

c. ARC Approval –

A Motion was made to approve the landscape renovation for 5855 Rolling Pines.

MOTION: Bob Polizzotto

SECOND: Dr. DeFeo

Motion carried unanimously

d. Late Fees for Late payments from sub associations- The Board discussed three associations that had paid late.

A Motion was made to reduce the 5% late fee to \$100 for the first time offense.

MOTION: Joe Crivelli

No Second, Motion died.

A Motion was made to assess a \$200 late fee for the first time offense but a 5% late fee will be imposed for future violations.

MOTION: Paul Rapp

SECOND: Bob Polizzotto

Motion carried unanimously

8. COMMITTEE REPORTS:

Front Guard House Renovation Project – Joe Crivelli discussed some of the input from his committee. He suggested we send a letter out describing what the plans are for owners input.

The matter was tabled until the fall in conjunction with 2017 budget preparation.

9. PUBLIC COMMENT

The floor was opened to any public comment.

AJOURNMENT – With no further business to conduct,

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

The next meeting will be September 14, 2016.

Respectfully Submitted,

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