

STRAND MASTER ASSOCIATION

Minutes of the Board of Directors Meeting

Wednesday September 14, 2016

At The Strand Clubhouse – 2:00 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 2:00 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 amended to add The Links Water Use Permit and the Presidents Council Report.

MOTION: Joe Crivelli

SECOND: Paul Rapp

Motion Carried unanimously.

4. REVIEW OF MINUTES:

A Motion was made to approve the June 8, 2016 meeting minutes as presented.

MOTION: Bob Polizzotto

SECOND: Lisle Anderson

Motion Carried unanimously.

5. TREASURER'S REPORT:

Jack Cronin reported on the June, July and August financials since there was not a meeting to approve them. He stated we are still in a very strong position and running ahead of budget for the year.

Bob Polizzotto presented the Cash Flow report and noted that the cash flow is projected to be \$31,000 and anticipated rolling \$25,000 into next year's budget. The Reserves were projected to be in excess of \$500,000.

There were three sales in August adding \$1,500 to the Capital Fund.

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

MOTION: Bob Polizzotto

SECOND: Joe Crivelli

Motion carried unanimously.

6. MANAGERS REPORT:

a. Maintenance Issues:

Jim Farese and Toney DeFeo met with the fence contractor for the area by Preserve Three. A revised bid was presented.

A Motion was made to approve up to \$1,500 to do the fence repairs.

MOTION: Bob Polizzotto

SECOND: Joe Crivelli

Motion carried unanimously

Street Light Repairs –FPL has repaired all but one of the street lights. That one is pending. They also had some temporary repairs to get all the lights on but a permanent repair will be done at a later date.

The biocide was applied to the perimeter wall.

b. Palm Pruning –We are scheduling the palm pruning for October.

A Motion was made to approve Classic Lawn and Tree to prune the palms not to exceed \$7,100.

MOTION: Bob Polizzotto

SECOND: Joe Crivelli

Motion carried unanimously

- c. **Sidewalk/Gutter Cleaning** – We had a bid for the sidewalks and curbs/gutters within the Strand, for the Commercial area, and Ashford Lane.

A Motion was made to approve Supreme General’s pressure washing bid for \$8,800.

MOTION: Bob Polizzotto

SECOND: Joe Crivelli

Motion carried unanimously.

- d. Entrance road seal coating –We had a quote to seal coat and stripe the entrance/exit lanes.

A Motion was made to approve C&M Asphalt to seal coat and strip the entrance/exit lanes by the guardhouse for \$3,300.

MOTION: Paul Rapp

SECOND: Jack Cronin

Motion carried unanimously.

7. DIRECTOR'S REQUEST:

- a. **Median Renovations**- The last median, #9, is in progress and should be completed in the next week or so. They had a delay in getting the sod.
- b. **New Web-site** - Bob Polizzotto stated that the new web site is up and running and getting some increased usage.
- c. 2017 Budget Review –Bob reviewed the proposed 2017 budget.

A Motion was made to approve the draft budget to remain at \$325 per quarter.

MOTION: Bob Polizzotto

SECOND: Jack Cronin

Motion carried unanimously.

- d. Links Water use permit –

A Motion was made to accept the proposal from The Links to be added to the Master POA Water Use Permit and assess the Links as all other previous associations were assessed.

MOTION: Lisle Anderson

SECOND: bob Polizzotto

Motion carried unanimously.

c. President's Council Report – Joe Crivelli reported on the recent President's Council meeting. He stated there was an interest in pursuing the roadway paving project.

A Motion was made to add the paving discussion to the October Agenda.

MOTION: Bob Polizzotto

SECOND: Joe Crivelli

Motion carried unanimously.

8. COMMITTEE REPORTS:

Front Guard House Renovation Project – The Board felt we needed input from the Club owners on this project. Joe Crivelli, Tony DeFeo and Susan Mulgrew will try to meet with Dick Klaas on the matter.

9. PUBLIC COMMENT

The floor was opened to any public comment.

There are a few landscape items we will address with Landscape Florida such as adding stones around the flagpole, pruning the outside of the Sawgrass front hedge, and staking the Hong Kong orchid trees in the medians.

AJOURNMENT – With no further business to conduct,

A Motion was made by Bob Polizzotto to adjourn at 4:40 pm; The Motion was seconded by Joe Crivelli. Motion was unanimously approved.

The next meeting will be October 12, 2016 at 2PM.

Respectfully Submitted,

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