

STRAND MASTER ASSOCIATION

Minutes of the Board of Directors Meeting

Wednesday January 11, 2017

The Strand Clubhouse – 4:00 p.m.



DIRECTORS PRESENT: Bob Polizzotto, President
Lisle Anderson, Vice President
Tony DeFeo, Director
Joe Crivelli, Director
Susan Mulgrew
Paul Rapp

DIRECTORS ABSENT:

ALSO PRESENT: Jim Farese, Cambridge Property Management

Bob opened the meeting announcing the passing of Treasurer Jack Cronin with a moment of silence.

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 amended to show Directors Request E. Water usage, and F. GPS change for The Strand.

MOTION: Bob Polizzotto

SECOND: Lisle Anderson

Motion Carried unanimously.

4. REVIEW OF MINUTES:

Lisle wanted to clarify the discussion on the Uber driver access that he suggested they have the same entry access as UPS and FEDEX deliveries.

A Motion was made to approve the December 14, 2016 meeting minutes as amended.

MOTION: Tony DeFeo

SECOND: Joe Cronin

Motion Carried unanimously.

TREASURER'S REPORT:

Bob gave the Treasurer/s Report - The current Fund Balance is \$603,000. We had 81 units sold in 2016 raising a total of \$40,500 for the Capital Fund.

Bob then reviewed the Cash Flow report for the year end 2016. Based on current accrual amounts, the net end of the year surplus fund is approximately \$35,000 (includes the accrual of Comcast Jan 2016 billing).

Bob stated that an irrigation meter at Single Family pump failed and needed replacement at \$1,500.

A Motion was made to approve monies from the Reserve for up to \$1,500 for the new meter.

MOTION: Bob Polizzotto

SECOND: Tony DeFeo

Motion carried unanimously.

Comcast has overcharged us in the current January billing. They charged us a 20%+ increase in the Boardcast fee and charged for increases in the Internet fee. Bob contacted Comcast and advised them that per the Agreement, Boardcast fee maximum increase is 3% and internet charge was not to increase until next year. They will review the agreement and determine the credit in the next billing.

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

MOTION: Tony DeFeo

SECOND: Bob Polizzotto

Motion carried unanimously.

6. MANAGERS REPORT:

Maintenance Issues Update:

We received the key for the exit notice board. We will change the wording to reflect Visit Strand Web site.

Work orders have been issued for some electrical problems on some palms and 2 FPL poles were reported out and work order issued.

Trimmers will leave the front 5 palm lights on at no charge.

A donation was made on behalf of Jack Cronin.

Commercial Intersection – The County is having trouble getting sign-ups for Private Sheriff Patrol at the intersection. The County is aware of the problem and will do a traffic study as to re-routing traffic, signage and striping, and also will revisit another lane at the exit. Jim Farese will get Bob Polizzotto the County Engineer contact information so he can talk to the Engineer about this project to explore the options.

A Motion was made not to proceed with the private Sheriff patrols but to work with the County on blocking off the cut through making a right turn only for vehicles exiting the shopping area until a better solution is found.

MOTION Tony DeFeo

SECOND: Susan Mulgrew

Motion carried unanimously

Landscape issues –Dead plants have been replaced in the medians under warranty.

Some minor sidewalk repair is being scheduled along Ashford Lane. Also some repairs of the roadway striping are underway due to the striping deteriorating and causing some of the asphalt to be damaged.

7. DIRECTOR'S REQUEST:

- a. Back Gate Renovation:** A revised proposal from Carter Fence was obtained with the new price being \$15,923. We will see if they can continue the arch across the median fence.

A Motion was made to select style 04 with ball cap, if they cannot arch the top of the median fence, then go with style 03 and have the median fence flat.

MOTION: Tony DeFeo

SECOND: Paul Rapp

Motion carried unanimously.

A Motion was made to approve the new Carter Fence quote and appropriate up to \$18,000 for the project.

MOTION: Bob Polizzotto

SECOND: Susan Mulgrew

Motion carried unanimously

- b. Lake Fountain –** The board reviewed the size of the previously approved fountain. It was determined that if a timer is put on so the lake recharge pump and fountain are not on the same time, we could go for a 5hp instead of 3hp.

A Motion was made to proceed with the 5hp fountain installation for up to \$15,000.

MOTION: Joe Crivelli

SECOND: Paul Rapp

Motion carried 5-1, with Susan opposed.

This approval is contingent on exchanging the 3hp for the 5 hp.

Lisle and Paul will work with the vendor as to fountain location by Sable 9.

- c. Paving survey –** Bob's letter for the paving survey will go out to owners Monday if there are no further changes from the Board.

d. Additional park benches – The cost of the benches, garbage containers and cement slab is \$2,100 each and we were looking at three.

A Motion was made to install three bench areas for \$6,300.

MOTION Lisle Anderson

SECOND: Joe Crivelli

Motion defeated, 4-2

A Motion was made to install 1 bench for \$2,100 with no trash can.

MOTION: Lisle Anderson

SECOND: Susan Mulgrew.

Motioned carried unanimously.

We will see what a plaque would cost and perhaps charge an owner to have their memorial plaque on the bench.

E. Water usage –The irrigation water readings are very high in some communities. This could be a violation of our use permit. Bob will send a letter to all associations with the warning to reduce water in the associations that are exceeding their limit.

F. GPS change – Lisle was successful in getting Google to change the map directions from the back gate to the front gate. Lisle will develop some instructions whereby members can make similar changes if their home address location doesn't properly appear. Once its developed it will be put on the web site.

8. COMMITTEE REPORTS:

Committee Report – Joe presented a draft survey document about the front gate renovation that he thought could be included with the roadway paving survey. It was agreed that we would not send it out at this time.

Other items – The Annual Meeting is in March and the election materials will be going out shortly.

9. PUBLIC COMMENT

The floor was opened to any public comment.

AJOURNMENT – With no further business to conduct,

A Motion was made by Paul Rapp to adjourn at 5:53 pm; The Motion was seconded by Joe Crivelli. Motion was unanimously approved. The next meeting will be February 8, 2017 at 4PM.

Respectfully Submitted,

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