

STRAND MASTER ASSOCIATION

Minutes of the Board of Directors Meeting

Wednesday November 8, 2017

The Strand Clubhouse – 3:00 p.m.



DIRECTORS PRESENT: Bob Polizzotto, President
Lisle Anderson, V. Pres
Susan Mulgrew, Treasurer
Tony DeFeo, Director
Joe Crivelli, Director
Paul Rapp, Secretary
Katy Wrede, 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: Bob Polizzotto

SECOND: Joe Crivelli

Motion Carried unanimously

4. REVIEW OF MINUTES:

A Motion was made to approve the October 18 meeting minutes as presented.

MOTION: Bob Polizzotto

SECOND: Paul Rapp

Motion Carried unanimously.

5. Lake Maintenance Discussion:

Gonzolo Ayers from Lake and Wetland Management addressed the Board as to the status of the lakes. He agreed to replant the littorals on the lake banks (that were planted in the Summer) that did not survive the Hurricane at no cost to the Association. This would most likely be done in January. He explained that now that the fertilizing restrictions have been lifted, the chemicals have been washing into the lakes increasing algae blooms. He suggests a larger buffer of no fertilizing from the golf course around the lake banks. Paul Rapp agreed to speak to Scott from the golf course maintenance about this.

Mr. Ayers also mentioned that he noticed a lot washout along various lake banks due to the Hurricane that should be addressed with the Club.

He suggested we get water samples from the problem lakes at 3, 6, 7, 15 for \$85 each and determine what actions may be needed.

A Motion was made to have Wetland Management obtain water samples tests from the listed lakes at a cost not to exceed \$400.

MOTION: Bob Polizzotto

SECOND: Lisle Anderson

Motion carried unanimously

6. 2018 Budget Adoption: With no further discussion or changes:

A Motion was made to adopt the 2018 budget issued 9-6-2017 and updated 9-27-2017 showing a \$325 per quarter per unit assessment along with the 2018 Reserve Schedule dated 9-6-2017.

MOTION: Bob Polizzotto

SECOND: Lisle Anderson

Motion carried unanimously.

7. TREASURER'S REPORT:

Susan Mulgrew gave the Treasurer's Report with account balances. Three units were sold this past month contributing \$1,500 to the Capital Fund.

The new investment CD's were opened in Everbank for \$250 K. We still have approximately \$120 K in the Iberia reserve account of which \$100 K will be moved to Florida Community CD's per the proposal represented at the last meeting.

There was also a question about the bill from Earthworks for the Preserve maintenance. In discussion with Earthworks they confirmed that they did the work at the end of October.

Bob Polizzotto reviewed the Cash Flow Report. There was a review of the current Hurricane Irma cleanup expenses. Our share of the hurricane damage clean up to date is \$55,000. There have been \$60,000 in initial Hurricane clean up and repairs. These costs do not include the repair of the I-75 wall and Preserve #3 wall/fence.

Bob explained that there was a legal bill for a storm drainage easement encroachment issue (\$560) regarding the purchase of a home on Rolling Pines (across from the Club). Bob will check with our lawyer to determine if we can bill the homeowner for our legal fees since the home was sold without approval of the easement documents.

Bob went through the line items on the cash flow report. We are projecting \$109,000 year end net with \$49,000 rolled into next year's budget which includes recovery of Hurricane costs. Reserves are projected at \$598,000 at year end. He anticipates rolling \$49,000 into the 2018 budget as planned.

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

MOTION: Bob Polizzotto

SECOND: Lisle Anderson

Motion carried unanimously.

8. MANAGER'S REPORT:

a. Maintenance/Landscape/Hurricane issues: Jim Farese updated the hurricane damage repairs. The remaining damaged street signs are being picked up and replaced. We have a bid for \$650 to remove the leaning Medjool tree by the commercial cut through for \$650. Jim will get another bid.

A Motion was made to approve up to \$650 to remove the leaning tree by the roadway cross-over in Commercial.

MOTION: Lisle Anderson

SECOND: Joe Crivelli

Motion carried unanimously

The Board reviewed the proposal from Landscape Florida for the installation of annuals in the front median by the gate house. This is an extra cost over the contract.

A Motion was made to approve the proposal for \$2,469 for the installation of annuals (740) at the front gate median and the bulletin board area.

MOTION: Bob Polizzotto

SECOND: Katy Wrede

Motion carried unanimously

The Board reviewed the initial proposal from Landscape Florida for the repair/replacement of vegetation in the medians. It was agreed that the Board members will meet with Eric Evans of Landscape Florida Tuesday at 4 pm to review the proposal.

A Motion was made to approve up to \$1,000 to stake the leaning trees in the medians.

MOTION: Bob Polizzotto

SECOND: Paul Rapp

Motion carried unanimously

b. Street Cleaning/ Pressure washing: The Board agreed to table these projects until the hurricane costs and cleanup are complete.

c. Veterans Light pole: We are getting a utility company to erect the fallen pole. Katy Wrede will confirm with the North Naples Fire Dept., that knocked the pole down, that they will be responsible for the costs.

Lisle reviewed documents from WCI regarding the original Veterans Parkway responsibility when we installed the back gate. He could not find any documents stating that the Strand Master Association assumed responsibility for the roadway streetlights. Recently Talis Park (current owners of the WCI property) have stated that the Strand Master Association is responsible for the repair and maintenance of the streetlights from the power lines to Livingston Road. Lisle will pursue this further with Talis Park when the next streetlight maintenance issue arises.

Talis Park has agreed to pay for the electrical usage for the streetlights as part of the negotiation for turnover of part of the roadway from the county to Talis Park.

9. DIRECTORS REQUEST :

a. Special Assessment Hurricane Irma Costs: Bob Polizzotto reviewed the costs so far due to cleanup and repairs from the impact of Hurricane Irma.

b. Eden Berm: We received a quote from Earthworks for removal/clean up of the Eden berm downed trees from the Hurricane. Jim will get another bid to include grinding the stumps.

Jim will also get a quote for cleanup of the I-75 berm.

c. Perimeter wall and guardhouse repairs: Bob presented the Board with a layout of the Strand property showing the perimeter wall and fencing. There are several options available for the repair and replacement. For the I-75 wall damage, we can either repair all the damaged sections or replace the section from Sabal #6 to Sabal #7 with a new wall (approximately 3,100 ft.) and repair the other sections.

For the Preserve #3 section, the entire section of fencing and wall has been completely removed, about 925 ft. The proposed options for this section are for the installation of a new wall or installation of a chain link fence with shrub coverage (similar to the north property line). Bob and Jim will meet with a supplier for complete replacement of the I-75 and for a new wall along Preserve #3.

We will also meet with another supplier to provide an alternate to the concrete wall and provide a quote for fencing. Finally, in the next several weeks, we will meet with the original contractor for repair of the damage sections along I-75. Bob will also discuss with our attorney what we are obligated to replace and cost share with the Club.

Once all the proposed costs for the I-75 wall and Preserve #3 wall/fence are received, we will discuss with the Club. We will also hold a Special Meeting with the members to discuss the repairs and the estimated Special Assessment costs and other options.

We will get a quote to clean the I-75 berm of landscape damage and debris.

10. COMMITTEE REPORTS :

Committee Report – there were no reports at this time

11. PUBLIC COMMENT:

Turnberry President, Ed Graff, asked about what was proposed for the Preserve #3 perimeter property line. There was a discussion about the Club cost share of the any repair costs and what was required by the Documents.

Our lawyer has responded to previous requests by the Board that the Strand Master Association is responsible for the costs of operating, maintaining, repairing, replacing and reconstructing the Common Areas and all walls and/or fences, lighting components, landscape plantings, irrigation systems and other common facilities located within the property.

Bob will ask our lawyer for further information on what is required to be replaced that was damaged by the Hurricane per the Documents and how does the Cost Sharing Agreement with the Club impact the decisions for repair/replacement.

There was discussion regarding using the Reserve Fund to pay for some or all of the repairs/replacements due to the damage caused by the Hurricane. Bob explained that if the Reserve Funds are used, the monies for future maintenance/repair/replacement of Reserve items would have to be replenished eventually so that the funds are available when the specific item, e.g. roadways, needs replacement. This would require an increase in the quarterly assessment.

It was previously explained that a “loss assessment” clause may exist in individual homeowners insurance policies and by statute Condo policies, to cover member’s Special Assessments from an Association due to Hurricane damage expenses. At our member meeting to review the various options for the perimeter repairs/replacement, our lawyer will be present to address any questions regarding the Documents and/or the “loss assessment” clause.

12. ADJOURNMENT:

With no further business to conduct,

**A Motion was made by Tony DeFeo to adjourn at 4:50 pm;
The Motion was seconded by Katy Wrede.**

Motion was unanimously approved.

The next meeting will be December 13 at 4 pm.

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