

STRAND MASTER ASSOCIATION

Minutes of the Board of Directors Meeting

Wednesday December 13, 2017

The Strand Clubhouse – 4:00 p.m.



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

DIRECTORS ABSENT: Paul Rapp

ALSO PRESENT: Jim Farese, Cambridge Property Management

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 adding letter F Directors and Officers Insurance.

MOTION: Bob Polizzotto

SECOND: Joe Crivelli

Motion Carried unanimously

4. REVIEW OF MINUTES:

A Motion was made to approve the November 8 meeting minutes as presented.

MOTION: Bob Polizzotto

SECOND: Paul Rapp

Motion Carried unanimously.

5. TREASURER'S REPORT:

Susan Mulgrew gave the Treasurer's Report with account balances. Two units were sold this past month contributing \$1,000 to the Capital Fund.

The new investment CD's were opened. We still have approximately \$120 K in the Iberia reserve account of which \$100 K will be moved to First Florida Integrity Bank Money Market.

Bob Polizzotto reviewed the Cash Flow Report. There was a review of the current Hurricane Irma cleanup expenses. The hurricane damage clean up to date is \$69,000. Our share after the cost sharing would be around \$50,000. These costs do not include the repair of the I-75 wall and Preserve #3 wall/fence.

Bob went through the line items on the cash flow report. We are projecting \$118,000 year end net with \$49,000 rolled into next year's budget. Reserves are projected at \$598,000 at year end.

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

MOTION: Bob Polizzotto

SECOND: Tony DeFeo

Motion carried unanimously.

6. MANAGER'S REPORT:

Lakes: - Jim reported that Lakes and Wetland Management has taken water samples and they were sent to a lab to determine the best approach for treating the lakes.

There are still complaints from Grande Reserve, Feather Sound, Clubside and Mango Cay regarding Midge Bug invasion. Susan Mulgrew supplied information from those communities from a certified inspector who reports the problem comes from muck in the lakes and chemical run-off from the Golf Course. Grande Reserve has undertaken a spraying process at their own expense which they would like to have considered as part of the Master Association's Lake Maintenance Plan.

Pressure Washing: The Board agreed to proceed with the sidewalk and curb pressure cleaning now but not to do the street sweeping.

Veterans Light pole: The work order was issued to Bentley Electric to replace the downed pole light. The order is 6-8 weeks out.

7. DIRECTORS REQUEST:

a. Eden Berm:

A Motion was made to approve Landscape Florida bid for \$1,500 to remove the dead trees on the Eden Berm.

MOTION: Bob Polizzotto

SECOND: Joe Crivelli

Motion carried unanimously

I-75 Wall – The Board discussed the various bids and styles of wall replacements. The priority is 3,100 feet along Sabal 6-7 and 900 along Sabal 9. Two products discussed were the fabricated Sim Tek walls, or the concrete wall.

The wall estimates are in the \$600-\$700 K range with a cost share of 33/67 with the club.

A Committee was formed to investigate the advantages of each. Bob authorized Paul Rapp and Tony DeFeo to team up with the Turnberry committee as to their recommendation.

Bob and Tony will meet with Dick Klaas as to the club's position. Sue Mulgrew and Katy Wrede will meet with the Dick Klaas to review any insurance they may carry for the wall.

A motion was made to spend up to \$5,000 for a temporary fence along the Turnberry border.

MOTION: Bob Polizzotto

SECOND: Tony DeFeo

Motion carried unanimously.

Directors and Officers Insurance: We will look into getting a higher limit.

8. COMMITTEE REPORTS:

ARC Report – there was an Arc request for a re-roof at 5943 Barclay. This was approved. There were no other reports at this time

9. PUBLIC COMMENT:

There was some comments on the privacy and security of the Turnberry border which were discussed earlier in the meeting.

10. ADJOURNMENT:

With no further business to conduct,

**A Motion was made by Tony DeFeo to adjourn at 6:00 pm;
The Motion was seconded by Katy Wrede.**

Motion was unanimously approved.

The next meeting will be January 24 at 4 pm.

Respectfully Submitted,

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