

STRAND MASTER ASSOCIATION

Minutes of the Board of Directors Meeting

Wednesday March 8, 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, Director
 Paul Rapp, Secretary

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 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 7 D Comcast Internet Speed, 7 E Speeding on Strand Blvd.

MOTION: Lisle Anderson SECOND: Joe Crivelli

Motion Carried unanimously.

4. REVIEW OF MINUTES:

A Motion was made to approve the February 8, 2017 meeting minutes as presented.

MOTION: Lisle Anderson SECOND: Joe Crivelli

Motion Carried unanimously.

TREASURER'S REPORT:

Bob gave the Treasurer's Report - The Net Assets are \$750,000 and Reserves are \$530,000. The Links still hasn't paid \$200 for late payment, but will pay once Cambridge issues invoice. Bob also presented the Cash Flow Report projecting a \$36,000 surplus EOY. This surplus includes costs for the new fountain charges and estimated A/C repair for the Gate House.

Comcast has revised their billing for the January and February incorrect charges. The March invoice is correct; however Comcast has not issued us a credit for the overcharges in the previous billings (approximately \$3 K). Bob contacted Comcast about the credit due and they are reviewing it.

Commercial has still not paid their past due of \$500 for their share of the Christmas light charges. As noted at the last meeting, Cambridge advised them that per the cost sharing agreement, they are required to pay their share of the costs. The February invoice includes the \$500 past due plus interest.

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

MOTION: Tony DeFeo

SECOND: Lisle Anderson

Motion carried unanimously.

6. MANAGERS REPORT:

a. Maintenance Issues Update:

The new bench was installed along Strand Blvd. by Trophy Club entrance.

The flag pole uprights were replaced with new units.

The irrigation repair spreadsheet was presented but needed to be updated since it did not include Jan, Feb and March. Once amended it will be updated monthly to include any irrigation repairs.

The meter at the Single Family Barclay will be repaired. The Strand Master Association is responsible for any meters included in our permit. The repair cost of approximately \$1,500 will be from the Reserve Account.

- b. Guard House A/C Replacement:** The A/C in the guard house needed repairs and we were told it is a very old unit and has issues that will need to have it replaced soon. We had 2 bids for replacement. The existing unit was charged with refrigerant and should work for the immediate future. The Board will review the bids at the next meeting.

For any work outside contract repairs (e.g. landscaping or irrigation repairs), the Board proposed the following for this type of work/repair:

A Motion was made to require three bids on any contract work expenditures of over \$3,000.

MOTION: Susan Mulgrew

SECOND: Tony DeFeo

Motion carried unanimously.

A Motion was made to approve up to \$4,550 for the new guard house A/C replacement pending the third bid.

MOTION: Lisle Anderson

SECOND: Bob Polizzotto

Motion carried unanimously

- c. Camera Replacements:** In reviewing the bids for the camera replacement it was apparent that they were not apples to apples. Carter and Cypress Access will be instructed to revisit the bids to clarify the number of digital cameras needed.
- d. Palm Pruning:** The second pruning of the palms will be scheduled for early April.
- e. Lake Insect Problems:** Due to the numerous complaints we have had this year regarding midges from the lakes, we have a quote of \$200 per treatment per lake to kill the larvae. They appear to have subsided now but if there is another occurrence we will have the lakes treated.
- f. Strand Blvd. line striping:** We have 2 bids one for \$8,500 and one for \$21,000. We will try to get another bid. We will ask C&M Paving to do a section by Pinnacle and see how it comes out. The proposed striping is the standard roadway "paint" versus the current thermoplastic.

7. DIRECTORS REQUEST:

a. Back Gate renovation: The gates installation should be starting shortly. The fabrication is said to be complete. We had 2 bids for the paver walk way each around \$1,300.

A Motion was made to approve Accurate Pavers to install pedestrian walkway by the back gate for up to \$1,300.

MOTION: Bob Polizzotto

SECOND: Paul Rapp

Motion carried unanimously.

Susan will pick out the pavers.

b. Paving Survey: Bob presented the results. 459 responded, 339 against paving now, 120 in favor.

During the discussion of the survey results, Susan Mulgrew requested that the Board should at least get proposals for the actual cost of repaving Strand Boulevard as the cost numbers presented in the survey were obtained nearly two years ago. Bob Polizzotto added that the survey and subsequent email blasts included all the pertinent issues including costs and legal issues for the members to form an informed option. Sue Mulgrew additionally stressed her opinion that she felt the costs of the repair of the roadway over the next 6 years will be too expensive.

A Motion was made that in consideration of the costs and survey results, we will not replace the roadway now and keep it per the Reserve Schedule.

MOTION: Tony DeFeo

SECOND: Bob Polizzotto

Bob called the roll:

Bob Polizzotto -yes

Tony DeFeo -yes

Lisle Anderson-yes

Paul Rapp -yes

Susan Mulgrew -no

Joe Crivelli -yes

Motion carried 5-1

Bob will send out an email blast to the community to update everyone on the status of this proposal..

Commercial Intersection: Bob updated the Board on his discussions with the County Engineers and Commercial Management.

A Motion was made to approve the County to block the median crossover at the south end of Travilla Circle and require right turn only exiting Tavilla.

MOTION: Bob Polizzotto

SECOND: Joe Crivelli

Motion carried unanimously

d. Comcast Internet Speed: Lisle reported that the internet speed is much higher with the new Comcast fiber optic lines installed along Strand Blvd.

e. Speeding on Strand Blvd.: There were more concerns expressed that people speeding on Strand Blvd is becoming hazardous. More speed bumps would require a site plan revision. Jim suggested he could get the County to put a lighted speed sign on the strand Blvd for a while.

Getting the County to patrol the Blvd. would require authorization from the county but roadway signs may not be in strict compliance with current codes. It was mentioned that the new roadway street signs should be in compliance unless codes have changed. This would be discussed at the next meeting.

The Board agreed to remove the old green notice board at the exit due to its poor appearance.

8. COMMITTEE REPORTS:

Committee Report: there were requests to revisit installing a fence along the property line of the office building and the Cypress Cove lake. Joe will speak to Dick Klaas regarding installing bushes to restrict the free access to Cypress Cove from the office building lot.

9. PUBLIC COMMENT

The floor was opened to any public comment.

10. 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 April 11, 2017 at 4PM.

Respectfully Submitted,

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