

STRAND MASTER ASSOCIATION

Minutes of the Board of Directors Meeting

Wednesday April 12, 2017

The Strand Clubhouse – 4:00 p.m.



DIRECTORS PRESENT: Bob Polizzotto, President
Tony DeFeo, Director
Joe Crivelli, Director
Susan Mulgrew, Treasurer
Katy Wrede -Director

DIRECTORS ABSENT: Paul Rapp – Secretary
Lisle Anderson, Vice President

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 as presented.

MOTION: Bob Polizzotto SECOND: Joe Crivelli

Motion Carried unanimously.

4. REVIEW OF MINUTES:

Sue Mulgrew had requested that the meeting minutes include additional items that she was not able to express at the meeting. Bob indicated that meeting minutes are to record specific items and motions. They are not intended to record word for word discussions.

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

MOTION: Bob Polizzotto SECOND: Joe Crivelli

Motion Carried 3-1-1, Susan opposed and Katy abstained since she was not there.

5. TREASURER'S REPORT:

Susan Mulgrew gave the Treasurer's Report with account balances. The club was billed \$440 for the dead annuals related to the irrigation issues. She stated we had 6 sales this past month for an additional \$3,000 Capital fund Contribution. We still have not received the credits from Comcast for the overcharges in January and February, but it should be reflected next month.

Bob Polizzotto gave the Cash Flow Report. Final payment for the fountain has been made and the contractor will review installation of different nozzles on the fountain to obtain a "bigger" spray. No other significant changes to report. We are tracking a surplus of \$35,000 for the EOY.

The \$500 past due from Commercial for part of the Christmas light décor they have refused to pay per the Cost Sharing Agreement remains outstanding. If not paid, it will be turned over for legal collection.

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

MOTION: Bob Polizzotto

SECOND: Katy Wrede

Motion carried unanimously.

6. MANAGERS REPORT:

a. Maintenance Issues Update:

Jim advised that the irrigation report is correct since there were no charges in the January and February. Jim will continue to update the report each month and include it in the monthly meeting package.

The seasonal annuals are being replaced as per the contract. Landscape Florida will also install the gate house front median annuals at our cost.

The Commercial Management moved the Strand Blvd and Commercial shared irrigation timer inside a high power electrical panel used for the well without permission from the Strand Master Association. This was because there were numerous times someone other than Landscape Florida was changing the run times for the other Commercial areas. The Strand Master Association had an agreement with Commercial that we would be responsible for controlling the irrigation run times. However, with this new controller location, our landscaping techs cannot access it due to personal safety issues. The Strand Master landscaper will still perform the monthly wet-checks via operation of the individual valves manually from the Club irrigation panel. We will monitor how this arrangement is working.

- b. Guard House A/C Replacement**— The third bid came in with the recommendation that the unit is working fine and to wait until it breaks down completely. We will get the third bid and see about replacing it prior to that point.

c. **Camera Upgrades** - The bids were finally “apples to apples” between Carter and Cypress Access.

The new cameras are all digital which will allow better resolution and the new DVR will allow download of individual events for law enforcement.

A Motion was made to approve Carter Fence proposal for \$7,413 to replace all cameras and install new monitoring equipment.

MOTION: Bob Polizzotto

SECOND: Katy Wrede

Motion carried unanimously.

There was a discussion to cancel the existing Cypress Access maintenance contract and us Carter Fence for maintenance since they installed the new back gate and cameras. Cost is approximately the same as we are paying now.

A Motion was made to give Cypress Access termination notice to coincide with the installation of the cameras and contract with Carter Fence for the camera and gate maintenance contract.

MOTION: Susan Mulgrew

SECOND: Joe Crivelli

Motion carried unanimously

- d. **Palm Pruning** - The palms were pruned again by Classic Lawns at the same price per palm as done previously. During the work, many hardwood trees were found to be hanging too low over the road. We had them selectively pruned. It was also noted that the Medjool at the entrance after the bridge appears to be dying. Classic Lawns will cut the palm down but not remove the stump. We have asked Landscape Florida for a quote to completely remove the palm so something else can be planted in the same area and also take advantage of the existing uprights.
- e. **Lake insect problem** - The affected lakes were treated. However more lakes were reported with the problem and will also be treated. The problem seems to be as the lakes are getting older, there is more silt and mud accumulating which is the breeding ground for the insects.
- f. **Strand Blvd. Line Striping** - We had three bids and the best one is C&W Paving. They also did a test area in the exit cul-de-sac and it looks good.

A Motion was made to approve C&W quote to line stripe for \$9,500 with glass beads to be funded through road reserves and will be done in May.

MOTION: Bob Polizzotto

SECOND: Joe Crivelli

Motion carried unanimously

- g. Pine tree disease-** It was brought to our attention that many pine trees have an incurable disease and will spread to other pines if not removed. We are getting a count and price for this removal. The club will also be advised as to the removal of affected trees on their property.

A Motion was made to approve up to \$5,000 for diseased pine tree removal.

Motion: Tony DeFeo

SECOND: Bob Polizzotto

Motion carried unanimously

7. DIRECTORS REQUEST:

Back Gate renovation – The back gates installation is progressing. We will have the pavers done after the selected style is set.

Commercial Intersection – The County has finished their traffic study and approved blocking off the cut through. The County is in agreement that the crossover should be closed but wanted the support of Commercial Association. However at the annual meeting of the Commercial Association, they were not in support of the roadway closure. Bob Polizzotto will advise the County of this new position and that since this roadway is owned by the County, we will defer to their decision on the appropriate solution to the congestion and safety issue.

Sheriff Patrol – The Board tabled this matter for future consideration and it was agreed that this proposal should be mentioned to the Strand Presidents and put in the Strand Scoop that we may consider it in the future.

8. COMMITTEE REPORTS:

Committee Report – there were no reports at this time

Landscape Summer Review -Susan and Katy will work with Landscape Florida over the summer to insure the service does not drop off.

9. PUBLIC COMMENT:

The floor was opened to any public comment. There was a request to remove more bull rush in the lakes. The Board explained that the bull rush is necessary for lake health and we would not be removing any further bull rush at this time

Bob Polizzotto explained the relationship with the Club and the Strand Master Association in regards to the lakes. The Lakes are part of the Water Management System (i.e. lakes, storm sewers, drainage, etc.) as permitted by the South Florida Water Management District. The Club, Strand Master and Commercial Associations are all parties to a Cost Sharing and Maintenance Agreement and share in the maintenance costs of the Water Management System. The Club owns the lakes and about 20 ft. up from the top of the lake bank. The Strand Master Association is

responsible for the routine maintenance of the lakes in accordance with SFWMD. The 20ft. area around all the lakes is designated as a maintenance buffer with an easement granted to the Strand Master Association for this work. The Club and Commercial also share in the costs of any major repairs for example the repair to Preserve #6 tee box cart path drainage area or the repair of Sabal #3/Grande Reserve drainage system several years ago.

Bob Polizzotto also explained that we have contracted with our Lake Maintenance contractor for the installation of littorals (plants) along some of the lake banks (by Strand Blvd.), specifically: Lake 5 - Barclay/Clubside, Lake 6 - Amerwood/Trophy/Ana's Place, Lake 9-Sabal and Preserve #1 tee box, Lake 15 - FeatherSound/Cypress/Grande Reserve (Note: it was incorrectly stated at the meeting that Lake 5 was by Pinnacle). They will be installed once the rainy season starts. If they work out well and help with control of the lake bank erosion and water quality, the Board may consider installation of additional plants at other locations.

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 May 10, 2017 at 2PM.

Respectfully Submitted,

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