

STRAND MASTER ASSOCIATION

Minutes of the Board of Directors Meeting

Wednesday May 10, 2017

The Strand Clubhouse – 4:00 p.m.



DIRECTORS PRESENT: Bob Polizzotto, President
 Lisle Anderson, V. Pres
 Paul Rapp, Secretary
 Tony DeFeo, Director
 Joe Crivelli, Director
 Susan Mulgrew, Treasurer
 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 2:00 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 April 18 meeting minutes as presented.

MOTION: Bob Polizzotto SECOND: Joe Crivelli

Motion Carried 6-0-1, Lisle abstained since he was not present at that meeting.

5. TREASURER’S REPORT:

Susan Mulgrew gave the Treasurer's Report with account balances. New signature cards were signed for the 5th/3rd Bank accounts.

6 homes sold this past month adding \$3,000 to the Capital Account. We are still waiting for the credit to be applied from Comcast.

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. We are tracking at a \$44,000 surplus in Operating for the year to date

The \$500 past due from Commercial for part of the Christmas light décor has been agreed to be paid they have refused to pay per the Cost Sharing Agreement remains outstanding. Will be discussed under Director's request.

Bob reported that the bill for the tree trimming was higher due to some low hanging hardwood trees.

A Motion was made to approve up to \$7,400 for the tree pruning.

MOTION: Bob Polizzotto

SECOND: Joe Crivelli

Motion carried unanimously.

Susan reported that we did not get the number of annuals planted as per the bill.

A Motion was made to hold the payment until corrected by Landscape Florida.

MOTION: Bob Polizzotto

SECOND: Lisle Anderson

Motion carried unanimously

6. MANAGERS REPORT:

- a. **Maintenance Issues Update:**
- b. **Guard House A/C - We received our third bid and as previously approved we will wait until the unit stops working to replace it.**
- c. **Camera Upgrades – Have been completed and Carter has taken over the contract as of July 1.**
- d. **Lake Insects – lakes 4,8,15 were added for treatments for midges.**
- e. **Strand Line Striping - is scheduled for later this month.**
- f. **Pine tree removal – the quote to remove the diseased pines was \$3,100. The previous meeting approved up to \$5,000.**

7. DIRECTORS REQUEST:

Back Gate renovation – The back gates have been completed and functioning properly. We will wait until August 11 to remove the old gate fences. The gates will be set to close at 8pm.

The paver walkway as also completed.

Commercial Intersection – The County will hold an informational meeting in June for residents to add any feedback prior to closing off the cut through

Sidewalk and perimeter wall cleaning - There was a proposal to treat the sidewalks with biocide rather than pressure wash. At this time we will stay with the pressure cleaning

A motion was made to approve the perimeter wall cleaning for \$800.

MOTION: Bob Polizzotto

SECOND: Lisle Anderson

Motion carried unanimously

The Board agreed to forego the street cleaning now.

8. COMMITTEE REPORTS:

Committee Report – there were no reports at this time

9. PUBLIC COMMENT:

The floor was opened to any public comment.

10. AJOURNMENT:

With no further business to conduct,

A Motion was made by Bob Polizzotto to adjourn at 4:53 pm; The Motion was seconded by Joe Crivelli.

Motion was unanimously approved. The next meeting will be subject to need.

Respectfully Submitted,

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