



STRAND MASTER ASSOCIATION SPECIAL MEETING MINUTES
September 12, 2018 3:00 PM
CLUB AT THE STRAND

Board Members Present: Lisle Anderson (via conference call)
 Tom Guthrie (Treasury)
 Susan Mulgrew (President)
 Bob Polizzotto (via conference call)
 Katy Wrede (Secretary)
 Diane Parisi

Management Representatives: LJ Lithgow
 Heather Keel, CAM

CALL TO ORDER/QUORUM

Noting that a quorum was present, the meeting was called to order at 3:04 p.m. by Susan Mulgrew.

PROOF OF NOTICE:

Notice of the meeting was posted in accordance with Florida State Statute.

PRESIDENT'S REMARKS:

Susan Mulgrew welcomed attendees and thanked them for taking their time attend the meeting and their continued interest in these important topics. Susan recapped where we were one year ago after Hurricane Irma. We have just passed the one-year anniversary of Hurricane Irma and the community is recovering.

APPROVAL OF AGENDA:

A motion was made to approve the Board of Directors Meeting agenda.

Motion: Katy Wrede **Second:** Diane Parisi

Motion carried unanimously

APPROVAL OF MEETING MINUTES

A Motion was made to approve the Board Meeting Minutes of August 8, 2018 with the addition of Board Member Office Positions and the correction of the typo noted.

Motion: Tom Guthrie **Second:** Katy Wrede

Motion Carried unanimously

A motion was made to approve the Special Meeting minutes of August 24, 2018 as presented.

Motion: Tom Guthrie

Second: Diane Parisi

Motion Carried with Three in Favor (Tom Guthrie, Katy Wrede, Diane Parisi and Susan Mulgrew) and Two Opposed (Lisle Anderson and Bob Polizzotto).

TREASURER'S REPORT

Tom Guthrie provided a general review of the Balance Sheet Account Balances, the Accounts Payable and the Accounts Receivable as of August 31, 2018. It was also noted that as of August 31, 2018 the Association has a year to date deficit of \$3,700 due to various expense lines being over or under budget year to date. With that noted, the Association maintains a satisfactory cash position

A Motion was made to accept the Financial Report provided by Tom Guthrie as verbally provided.

Motion: Katy Wrede

Second: Diane Parisi

Motion Carried with Five in Favor (Tom Guthrie, Katy Wrede, Diane Parisi, Lisle Anderson and Susan Mulgrew) and One Opposed (Bob Polizzotto).

MANAGER'S REPORT

LJ Lithgow reported on the following items.

- 1) Lakes Report: The physical report was not provided by the vendor. It was noted that the magfly treatment was completed.
- 2) Binder of Contracts: LJ will follow up on the completion of the contract binder and provide a physical copy to Tom Guthrie.
- 3) Cancelling Wall Insurance During Construction: It has been recommended that the insurance coverage on the wall be canceled since the wall in its' current condition is not insurable. Upon completion of sections of the wall, insurance coverage will be reimplemented.

A Motion was made to cancel the existing wall coverage (leaving all other insurance policies in place).

Motion: Katy Wrede

Second: Diane Parisi

Amendment to Motion: A Motion was made to cancel the existing wall coverage (leaving all other insurance policies in place). The insurance on the wall is to be reinstated as the construction of the wall is completed.

Motion: Katy Wrede

Second: Tom Guthrie

Motion Carried unanimously.

- 4) Preserve Report: LJ Lithgow noted that Collier County has note a violation which has been corrected. It was also noted that Collier County has noted that the preserve areas have a higher amount of exotics that permitted and must be addressed.
- 5) Earthwork Report: Earthworks has responded to all communication and has increased the number of employees dedicated to the community to address the deficiencies.

DIRECTORS AND COMMITTEE REPORTS

ARB Requests: The following ARB requests were received and reviewed.

- 1) 5886 Barkely Lane – Installation of a Air Cool generator

A Motion was made to approve the ARC application at 5886 Barkly Lane.

- a. Motion: Susan Mulgrew Second: Katy Wrede

Motion carried unanimously.

- 2) 5868 Marble Court – Installation of a whole house generator.

A Motion was made to approve the ARC application at 5868 Marble Court.

- a. Motion: Lisle Anderson Second: Tom Guthrie

Motion carried unanimously.

- 3) 5859 Rolling Pines Drive – New roof installation and painting.

A Motion was made to approve the ARC application at 5859 Rolling Pines Drive.

- a. Motion: Katy Wrede Second: Diane Parisi

Motion carried unanimously.

- 4) 5856 Whisper Wood Court – To install a pool cage.

A Motion was made to approve the ARC application at 5856 Whisper Wood Court.

- a. Motion: Tom Guthrie Second: Katy Wrede

Motion carried unanimously.

- 5831 Persimmon Way – Replacement of Roof.

A Motion was made to approve the ARC application at 5831 Persimmon Way.

- a. Motion: Lisle Anderson Second: Katy Wrede

Motion carried unanimously.

- 5) 5735 Persimmon Way – Roof Replacement

A Motion was made to approve the ARC application at 5735 Persimmon Way.

- a. Motion: Lisle Anderson Second: Katy Wrede

Motion carried unanimously.

Cell Tower Update and Construction Info:

Katy Wrede reported that there is currently no information on the construction of the cell phone tower at this time.

Stock Development has proposed to build a 420-unit apartment complex just outside of the strand back gate. Katy Wrede attended a county meeting in which this was discussed and she observed the overall displeasure of surrounding communities toward this proposed project. The primary concerns presented were the impact on traffic, the impact on the local schools and the overall negative impact on the local areas.

A Motion was made to draft a letter to the County Commissioner and Planning Commissioner voicing the displeasure and disapproval of the Strand Community on the Construction of the Stock Development Apartment complex in this vicinity.

- Motion: Lisle Anderson Second: Katy Wrede



Motion carried unanimously.

Gate Report:

Diane Parisi reported that the pricing has been received from Cypress Access. The pricing was deemed high and additional pricing is in the process of being obtained from other vendors. Additionally, Diane is meeting with David to review the proposal regarding patrol.

A Motion was made to create a Security Committee consisting of Diane Parisi, Bob Polizzotto and Lisle Anderson.

Motion: Bob Polizzotto

Second: Katy Wrede

Motion carried unanimously.

Line of Credit:

Tom Guthrie noted that with the commencement of the Wall Construction Project, a Line of Credit would enable the Association the flexibility of available funds to address the initial costs of contracts. First Florida Integrity bank has offered a line of credit to the community in the amount of \$250,000.00. Tom Guthrie, Board Treasurer will sign the documents and Susan Mulgrew, Board President will attest to the signature and the borrowing.

A Motion was made to approve initiating a Line of Credit with First Florida Integrity Bank in the amount of \$250,000 at a cost of \$625.00 as noted in the agreement.

Motion: Lisle Anderson

Second: Diane Parisi

Motion passed unanimously.

Wall Update:

Susan Mulgrew provided an update on the wall project. The Board of Directors continues to negotiate with the necessary contractors. The outstanding contracts are currently under review by the attorney to ensure that the Community is properly protected. The Final negotiations are underway and the contracts will be submitted to the Board once the attorneys review is completed.

A homeowner from Mango Cay read a statement inquiring about the status of the Board of Directors stance on the Mango Cay wall and berm restoration.

Susan Mulgrew provided a response that due to the statements made by Mango Cay and potential litigation that the Board of Directors has no comment at this time.

Property Management Contract:

Cambridge Management provided the Board of Directors with an updated contract since the existing contract is eight years old. The Board of Directors noted that they would like to take the management contract to bid.

A Motion was made to put the management contract out to bid to Castle Group, Icon, KEB and Dorrell Management, Cambridge Management after the Board approves the scope of work.

Motion: Katy Wrede

Second: Diane Parisi

Motion withdrawn.

Motion was made to put the Management Contract out to bid.

Motion: Katy Wrede

Second: Diane Parisi

Motion carried unanimously.

A Motion has been made to develop an FRP for Property Management Services along with a list of suggested vendors.

Motion: Tom Guthrie

Second: Lisle Anderson

Motion carried unanimously.

A Motion to vote on the suggested vendor for the Property Management Contract and by majority vote send the RFP to those vendors.

Motion: Tom Guthrie

Second: Diane Parisi

Motion carried unanimously.

Approval of All Standing Committees:

Tabled.

2019 Budget Meeting:

Tentative schedule of October 25, 2018 at 7:00pm for the budget meeting. After discussion it was moved to October 30, 2018 an earlier time of 4:00pm. Susan Mulgrew will contact to the Club to ensure those dates and times are available.



Next Meeting:

October 10, 2018

Starting in November the meetings move to 4:00pm.

A motion was made to adjourn meeting at 5:07 P.M.

Motion: Katy Wrede

Second: Diane Parisi

Motion carried unanimously

Respectfully Submitted by Heather Keel, CAM of Cambridge Management