

APPROVAL OF MEETING MINUTES

Because the wrong minutes were included in the Board Meeting packet to Directors, approval of the Meeting Minutes of the last Board Meeting had to be tabled until the next Meeting.

TREASURER'S REPORT

Tom Guthrie provided the Board of Directors and members present with a summary of the Associations current cash position, Accounts Receivable, the year to date Operating Profit and Loss, the Hurricane Irma Wall, Fence and Clearing Costs.

It was also noted that the line of credit that was previously approved will not be necessary as the wall postponement eliminates the need for the additional funds.

Also, if the loss assessment collection funds exceed \$250,000 the funds will be separated and deposited into different financial institutions to ensure compliance with FDIC regulations. The Board will also investigate CD rates to maximize interest on Loss Assessment funds.

Pursuant to the request of Wedgewood, Susan Mulgrew reviewed the Collections Policy that is currently in place and published on the Strand Website. It was explained that it is the obligation of the individual sub associations to collect the funds directly, including delinquencies.

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

Motion: Katy Wrede

Second: Diane Parisi

Motion Carried Unanimously.

MANAGER'S REPORT

LJ Lithgow reported on the following items.

- 1) Lakes Report: Lake and Wetland provided a Special Service Agreement to address Lakes 3, 6 and 7. The recommendation by the vendor is a BioPro bacteria treatment. The proposal will be provided to the Lakes Committee for consideration.
- 2) Funds returned to Master from Wall Insurance Cancellation, Update Wall Insurance: Cambridge currently awaiting the final letter and amount of the reimbursement, which was cancelled in September.
- 3) Earthworks Report: As of today, the areas of non-compliance in the Preserves that were initially noted were treated. At this time, it has been noted that the Master is within the compliance of the permit.
- 4) Gate Update: The proposals were provided to the Gate Committee.

- 5) Strand Boundary Maps: In the process of being compiled.
- 6) Carlton Lakes Fence Trimming Issue: Cambridge is working with Carlton Lakes to try to get this area addressed and cleaned up since many Strand Homeowners have contacted the Strand Board of Directors with complaints regarding this area.
- 7) Supreme Services and Tree Trimming Invoices: The Board is currently holding checks for two projects:
 - a. Power Washing: The power washing of curbs and roadway was scheduled in September and completed, but the Board was not notified of work being done.
 - b. Tree Trimming: Tree trimming was only approved by the Board for Palm Trees twice per year, but the contractor erred in trimming the hardwoods, without appropriate notice to the Board and Cambridge did not notify Board in advance.

Board agreed to pay both invoices with the understanding that should additional power washing be required by year end, Cambridge would pay for those costs. Board requested Cambridge put this in writing.

DIRECTORS AND COMMITTEE REPORTS

Wall Update / Forge Contract: Susan Mulgrew provided a report on the status of the wall project. Susan reviewed the delays in the clearing of the areas that were previously discussed in the Presidents Welcome and Remarks. Susan reviewed the manner in which this affects the Permacast portion of the project. Permacast noted that postponement could result in increases in the cost of materials. After negotiations, Permacast is willing to increase the initial deposit from 33% to 50% and begin to make and store the panels in preparation of the May start date in order to preserve the original cost (not to exceed cost of \$900,000) which was previously approved for this project.

- One resident voiced concern regarding the removal of the trees and the affect that will have on the community. Additionally, he voiced a concern about the possibility of over spending due to the grading requirements of the wall.

Budget Overview for 2019: Tom Guthrie provided an overview of the Proposed Budget that was distributed to the Board Members in the advance of the Board Meeting. The breakdown of the proposed budget is as follows:

Highlighted budget improvement projects included: irrigation updates, entry sign painting, landscape improvements, Eden Berm improvements, Lakes Refurbishment. Reserves increases included additional monies for pumps and wells and the re-paving of Strand Boulevard.

The overall review yields that the base budget of the historical base budget goal of \$312 to \$325 continues to hold strong. The added 2019 projects bring the quarterly assessment per unit to \$364.



Bob made recommendations that might result in a lower quarterly assessment than the proposed \$364 per unit, per quarter, including using the Capital Account for Landscaping improvements and making the road repaving a special project. That information will be distributed to the Board for consideration and further discussion.

Property Manager RFP – Selection Process: In September a Motion was made to put the management contract out for bid. Since that meeting, an RFP and list of suggested vendors was created. The RFP was distributed to the Board and requested that comments and additional information to be included and updated. Bob objected to excluding a description of our current email system and how some extra clerical costs might be paid.

A motion was made to accept the RFP as circulated.

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

Motion Carried with Three in Favor and Two Opposed (Diane, Katy and Susan in favor and Bob and Tom opposed)

A list of Management Companies has been developed to receive the RFP as follows:

- Alliant
- Cambridge
- Castle
- Dorrill
- Guardian
- KEB
- KWPMC
- Southwest
- Towne
- Vesta

A Motion was made to accept the candidate list as presented with the ten candidates noted above.

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

Motion Carried Unanimously.

After a discussion regarding the number of viable candidates who would receive the RFP, Motion was made to send the RFP to ALL candidates noted above.

Motion: Bob Polizzotto

Second: Katy Wrede

Motion Carried with Five in Favor and One (Susan Mulgrew) opposed.

RFP's will go out within the next week to all of the candidates. The returned RFP's will be distributed to the Board of Directors for review prior to the next meeting on November 14, at which time selections will be narrowed to those who will receive personal interviews. The schedule in the RFP is tentative and may be amended, but only if deemed necessary.

Landscape Report – Katy Wrede, Committee Chairperson: Katy noted that she has received numerous compliments with regard to the medians. She acknowledged that the landscaper has been very cooperative and responsive to her. A monthly report of what occurred, and a report of the upcoming tasks will be provided to the Board of Directors. The Committee is working to relocate plants that are overcrowded in order to save money and maximize what is available. The committee looks forward to enhancing the front and back entrance, as well as the borders of the boulevard. The Committee is also working to get the irrigation system improved. Mainscapes is completing an irrigation audit. Katy deferred to Vic Kleinfelter, a member of the Landscap Committee, who presented an extensive review of the irrigation system on the Boulevard and Commercial. In working with the Club, the Club was able to provide a layout of where all of the isolation and control valves were located. As Mainscapes evaluated the system they noted that the irrigation system is in disrepair and had not been maintained, for example some heads were clogged, a few breaks in the lines, five control valves that were open due to the diaphragms not properly working and a few were off, as well as, a few zones that had rotors and spray nozzles in the same zone. The inspection included the activation of all zones and inspections of all heads. Many of the repairs were corrected during the audit.

Susan Mulgrew noted that since the June 2018 contract approval, Katy and Susan met with Mainscapes to update the landscape specifications to improve the service and product from the vendor. The original trial agreement of 90 days has expired and Susan Mulgrew would like to see the contract with Mainscapes finalized. Steve Adamczyk has reviewed the contract and prepared a three-part contract to be finalized.

A Motion was made to finalize the Mainscapes contract and accept the contract under the revised landscape specifications at the same price.

Motion: Tom Guthrie

Second: Diane Parisi

Motion Carried with five in favor and one (Bob Polizzotto) opposed.



Gate Report – Diane Parisi: Additional quotes were received and the Gate Committee will meet to review the proposals received and further discuss the evaluation of the processes.

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

5925 Ashford – Installation of Screen System – approved by Ana Place

Motion: Diane Second: Bob

5843 Whisperwood Court – Installation of an all slate roof

Motion: Diane Second: Bob

5922 Rolling Oaks Court – Installation of a new roof

Motion: Tom Second: Diane

5735 Persimmon Way – new roof

Motion: Diane Second: Tom

The Wedgewood Board has requested that the Master Board clarify whether Master Board approval is required for their new roof selection. If the community cannot order the same roof, and a substitution is required, then that selection must be approved by the Master Board and meet Community Standards.

Cell Tower Update, Stock Requested Zoning Change – Katy Wrede: No new action or information is available at this time on the cell phone tower. The stock zoning change discussions continue and many of the local communities, including the Strand, have partnered to continue to voice their concern with the impact of this on the area.

Bear Problem and Community Concern – Katy Wrede: The bear population appears to be large and have become a nuisance. A group of communities have gotten together to address this issue and the Strand Master Board has agreed to join with them.

Turnberry Resolution: Turnberry and the Master Association have been involved in a legal dispute regarding the replacement of the concrete wall bordering Preserve #3/Livingston Road which was destroyed by Hurricane Irma. Also included in the dispute was the replacement of the large amount of lost vegetation bordering the wall. A resolution has been reached between both parties. The Master Association will replace the concrete wall with a new concrete wall (as opposed to a chain link fence). The Master Association and Turnberry will contribute



\$25,000 each to the replacement of lost vegetation, which will be paid to The Club at the Strand, who will then purchase all new plants at their wholesale cost, install such vegetation, and provide replacement irrigation.

Next Meetings:

- November 14, 2018, Clubhouse, 4:00pm – 6:00pm
- 2019 Budget Workshop: Tuesday, October 30, 2018, Clubhouse, 4:00pm – 6:00pm

A motion was made to adjourn meeting at 6:07 P.M.

Motion: Tom Guthrie

Second: Diane Parisi

Motion carried unanimously

Respectfully Submitted by Heather Keel, CAM of Cambridge Management