

STRAND MASTER ASSOCIATION

Minutes of the Board of Directors Meeting

Wednesday February 14, 2018

The Strand Clubhouse – 4:00 p.m.

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DIRECTORS PRESENT: Bob Polizzotto, President
Lisle Anderson, V. Pres -via phone
Susan Mulgrew, Treasurer
Paul Rapp, Secretary
Tony DeFeo, Director
Joe Crivelli, Director
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 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 with the additions of F. Annual Meeting and E. Architectural Review Board.

MOTION: Bob Polizzotto SECOND: Joe Crivelli

Motion Carried unanimously

DISCUSSION WITH CLUB OWNERSHIP – Clay Winfield from the Club ownership was on hand to discuss the hurricane damages and responsibilities. The Board and Mr. Winfield discussed the repair costs options for the wall along I-75: Repair of all damaged sections would be approximately \$325 K; to replace a section of the wall (Sabal #6 and #7) with composite material new wall and repair the remainder would be \$450 K; and to replace the same section with a concrete wall would be \$550 K. The repair of the west perimeter, along Preserve #3, was discussed. Options include installation of chain link fence with new vegetation, similar to the north property line, at a cost of approximately \$40 K, or a new concrete wall, 6 ft. high, at a cost of about \$ 80 K with no added vegetation.

Clay Winfield stated that the Club fully supports the repair of the entire I-75 wall and either option for the Preserve #3 perimeter repair. The Club will be responsible for the removal of any remaining damaged vegetation or trees along I-75 to facilitate the repair of the I-75 wall.

It was mentioned that the parts of the I-75 wall that failed were due to either a tree limb falling on the wall due to the hurricane and the deterioration of the concrete posts from within. The previously repaired sections of the wall, done by the Strand Master Association, used larger and better sealed posts. These new sections sustained no damage from the hurricane.

There was some interest in a full replacement of the entire I-75 wall at a cost of approximately \$900,000. The Board will take all these options under advisement. The Board will be sending out a survey to the members with the options presented and ask the members for their preference. The Strand Master Board of Directors will make the final decision on which option to pursue.

Bob presented to the Board the updated Hurricane Impact costs which shows about \$92,000 currently spent for cleanup from the hurricane or net of \$69,000 to the Strand Master Association after cost sharing with the Club and Commercial.

4. REVIEW OF MINUTES:

A Motion was made to approve the January 24 meeting minutes as presented.

MOTION: Tony DeFeo

SECOND: Joe Crivelli

Motion carried 6-1, Susan opposed.

5. TREASURER'S REPORT:

Susan Mulgrew gave the Treasurer's Report for January 2018. All collections are current. We had 4 new sales this past month for a Capital Contribution of \$2,000. We also realized the \$10,000 credit from Comcast for the service interruption from Irma and the 3% increase from Comcast as per contract.

Cash Flow Report: Bob reviewed the cash flow report for the first month of the fiscal year. We are disputing a bill from Carter Fence for the temporary chain link fence due to the measurement of 450 ft., as opposed to the bill for 500 ft. Additional temporary chain link fence for the area not covered was installed.

Bob reported that the projected surplus at the end of 2018 is \$54,000 or \$122,000 after receipt of monies from the Special Assessment for recovery of Hurricane damage expenses already spent. The projected Reserves are \$690,000 at the end of 2018.

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

MOTION: Joe Crivelli

SECOND: Tony DeFeo

Motion carried unanimously.

6. MANAGER'S REPORT:

Landscape Improvements: There was a discussion about the Club irrigation pipe break that occurred along Strand Blvd. (across from 5854 Rolling Pines) and was repaired by the Strand Master Association. It was agreed that once the final bill is received, it will be reviewed with the Club to determine if they should pay the full costs or share with the Master Association.

Palm up lighting: There are 7 lights that are not working. These lights are now out of warranty. A proposal was received from Dan House electric for replacement of the up-lights.

A Motion was made to replace the lights at a cost not to exceed \$2,000.

MOTION: Bob Polizzotto

SECOND: Paul Rapp

Motion carried unanimously

Lake Treatments: Lakes and Wetlands, the lake maintenance contractor, recommends a different treatment for the worst lakes. The new treatment involves the use of "bio-blocks". Each block is encapsulated with microbes and bacteria that are not present in the water body. The microbes and bacterium will eat the muck layer on the bottom of the pond, which will help to control the odor and algae. The cost is \$1,500 to treat lakes, #3, 6, 7, 10 & 15.

A Motion was made to approve the treatment for \$1,500.

MOTION: Tony DeFeo

SECOND: Paul Rapp

Motion carried unanimously

Lake and Wetland Management agreed to the replacement of \$3,500 worth of littorals that did not survive last year. These will be installed late March at no cost to the Association.

Due to continuing issues with the lake treatment by this contractor, it was discussed that the Board should investigate other lake maintenance contractors.

A Motion was made to bid out the lake maintenance contract.

MOTION: Sue Mulgrew

SECOND: Paul Rapp

Motion carried unanimously.

Access Control Company: Carter Fencing sent us a termination letter for the access control contract due to their dissolving of the company. We had 2 other bids that were similar in scope. Cypress Access was our previous vendor for many years and was very competitive and responsive. To finalize the quotes, we will add in the lighting protection to the contract.

7. DIRECTORS REQUEST:

- a. **Insurance Review:** After discussion with Gino Littlestone, our insurance agent from BB&T Insurance, a proposal was presented which includes additional Umbrella coverage and the addition of casualty coverage for the perimeter wall and fence. The Board felt we were not adequately covered for Liability and Directors and Officers Insurance.

A Motion was made to accept the proposal which includes an increase in Umbrella Coverage from 1 million to 15 million.

MOTION: Tony DeFeo

SECOND: Paul Rapp

Motion carried unanimously.

It was noted that the Club has agreed to pay 1/3 of the cost of the insurance for the wall and fence or about \$4,300. Bob will obtain the final revised final premium for the insurance with the bar code readers and security gates deleted.

- b. **Landscape Contract:** As discussed at the previous meeting, the Board agreed to solicit bids for the landscape contract. Susan and Katy will compile recommendations of landscape companies to bid the Landscape Contract. The Board will review the current specifications and offer suggestions for any changes.
- c. **Landscape repair quotes for west side exit:** Landscape Florida presented a quote for \$8,300 to plant shrubs along the west side exit of Strand Blvd. Numerous palm trees were damaged and removed from this area due to Hurricane Irma. The Board felt it was too much and that the Commercial Association wouldn't approve of the expenditure. It was requested that Landscape Florida provide a revised quote with sod and mulch only.
- d. **Irrigation water usage:** Bob reviewed the monthly irrigation usage by the various communities under the Water Use Permit issued to the Strand Master Association. Two communities, Trophy Club and Eden, have notably exceeded their January 2018 and 3 month allocation amounts. It was recommended that a note be sent to these two communities to advise them to reduce their usage as we risk loss of our permit.
- e. **Email Blast to Members:** The proposed blast email to be sent out to the members regarding the various wall repair and replacement options was reviewed. It was agreed, with some minor changes, that the email should be sent out.
- f. **Perimeter wall replacements:** This was addressed earlier in the meeting.

8. COMMITTEE REPORTS: None

9. PUBLIC COMMENT:

During the meeting, the Chair opened the floor to public comments during specific areas. In addition to these open comments, there were additional comments and discussions from the members present regarding the privacy and security especially along the Preserve #3 golf course hole property line.

Tom Guthrie, President of Grande Reserve, reminded the Board that they agreed to meet with the Presidents before any email to the members was sent out regarding the wall repair options. Bob mentioned that most of the information in the email blast was already mentioned in previous Board meeting minutes and the Strand Scoop. Bob agreed to meet with the Presidents next week and will modify the proposed blast email to only include the information regarding the Annual Meeting.

10. ADJOURNMENT:

With no further business to conduct,

**A Motion was made by Paul Rapp to adjourn at 6:30 pm;
The Motion was seconded by Tony DeFeo.**

Motion was unanimously approved.

The next meeting will be March 14 at 4 pm.

Respectfully Submitted,

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