



**STRAND MASTER ASSOCIATION SPECIAL MEETING MINUTES  
December 12, 2018 4:00 PM  
CLUB AT THE STRAND**

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

Management Representatives: LJ Lithgow

**1. CALL TO ORDER/QUORUM**

Noting that a quorum was present, the meeting was called to order at 4:04 p.m. by Susan Mulgrew.

**2. PROOF OF NOTICE:**

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

**3. PRESIDENT'S REMARKS:**

Susan Mulgrew welcomed attendees and thanked them for taking their time to attend the meeting and their continued interest in these important topics. A home in the Links was robbed at the Strand. It was a high-end burglary using a high-end car that most likely tailgated into the Strand, and basically walked into an unlocked home, taking only jewelry such as diamonds, pearls and gold. No damage was done to the property. Warning residents to be careful when leaving their homes and to lock their doors. Susan apologized for the late cancellation notice for the Allura hearing. Lastly, Susan stated that the Board election process for the Strand Master will begin in January and extended an invitation to those who wish to run.

**4. APPROVAL OF AGENDA:**

**A motion was made to approve the Board of Directors Meeting agenda with the addition of Comcast fee increase and approve Christmas bonus for the gate house personnel.**

**Motion: Tom Guthrie**

**Second: Tom Ewert**

**Motion carried unanimously**

## **5. APPROVAL OF MEETING MINUTES**

**A Motion was made to approve the Board Meeting Minutes of November 14, 2018 with the correction of a typo noted.**

**Motion:** Tom Guthrie

**Second:** Katy Wrede

**Motion Carried unanimously**

## **6. TREASURER'S REPORT**

Tom Guthrie mentioned that Wedgewood is still behind in their payment of the Special Assessment from October 2018. A check was re-issued and Cambridge will advise when received.

Tom Guthrie provided a general review of the Balance Sheet Account Balances, the Accounts Payable and the Accounts Receivable as of November 30, 2018. Tom noted that before the Hurricane Special Assessment (SA), monies were spent from the Operating account for hurricane cleanup, etc., a total of \$80,100. These monies were included in the SA and Tom will have that amount from that SA fund moved into the current Operation Account.

It was noted the Association has a year to date of \$755,800 favorable due to Irma Assessment monies. but \$10,600 loss this month do to Legal fees and Back gate repairs which reduced our projected year-end surplus to about \$83,900.

**A motion was made to approve placing \$707,000 Irma funds into three separate CD's for 3 months.**

**Motion:** Bob Polizzotto

**Second:** Susan Mulgrew

**Motion Carried unanimously**

**A motion was made that no board member may receive any reimbursement for out of pocket expenses without first having board approval**

**Motion:** Bob Polizzotto

**Second:** Tom Guthrie

**Motion Carried unanimously**

Tom will provide to the Board a spreadsheet of all Special Assessment accounts and current expenses.

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

**Motion:** Katy Wrede

**Second:** Susan Mulgrew

**Motion Carried unanimously**

## **7. MANAGER'S REPORT**

Cambridge reported on the following items.

- 1) Street Lights reported to FPL, call was made, Flagpole Pure electric to provide an estimate and fountain light to be done by Justin Hillard
- 2) Paving estimate – C&M to provide estimate
- 3) Carlton Lakes Update from Heather- nothing new was reported from Carlton lakes regarding unsightly vegetation at entrance of Strand Blvd.
- 4) Power wash on Boulevard – LJ to go over areas in need additional cleaning with Katy.
- 5) Water testing / Contract needed for Gonzalo, Cardo, etc. – LJ to update on these items. An email went out to Gonzalo regarding the water testing and waiting on estimate.
- 6) LJ gave an update on the Christmas light situation which included repairs to the GFI's, taping the electrical enclosures and fixing any damaged wires. The electrical timer was also adjusted so there was no conflict with the lights being on when the sprinklers are operating.

## **8 DIRECTORS AND COMMITTEE REPORTS**

**a. Property Management:** There was a discussion regarding the PM selection process and that the Board reviewed all the quotes, had interviews with 4 firms. After further review, we reduced the selection to 2 firms, Vesta and Alliance.

**A motion was made to approve Vesta as our New Property Manager with the requirement that the Contract include all items agreed in their December 11, 2018 email which includes elimination of the Force Majeure and eliminate the miscellaneous costs items on their pricing sheet ( after "fax" item to "color pages" ) and that our scope of work be included with the requirement that if any conflict in the contract, our scope of work will prevail.**

**Motion:** Bob Polizzotto

**Second:** Katy Wrede

**Motion Carried unanimously.**

**b. Allura update by Katy**

Meeting was canceled at last minute so Stock could reach out to opposition, but no date or venue provided. New Hearing tentatively scheduled for January 17, 2019.

**c. Preserve Report update by Bob**

- Noted that South Florida Water Management District (SFWMD) issued a previous violation notice which was been corrected. It was also noted that SFWMD noted that the preserve areas have a higher number of exotics than permitted and this must be addressed.
- A discussion again with Ana's place regarding concerns about preserve being a fire hazard. LJ from Cambridge reiterated South Florida Water Management, Emma Fain's, stance on this issue, "nothing can be removed from preserve without SFWM permission regardless of what the fire department says".
- A new non-compliance letter from SFWMD was sent to Cambridge (December 11, 2018) regarding the preserve. A new plan of action is to be made; Bob Polizzotto will be meeting with SFWMD Emma Fain in January to review status of preserve. It was noted that Earthworks has responded to all communication and has increased the number of employees dedicated to the community to address the deficiencies.

**d. Landscaping Committee**

A discussion was made regarding removal versus grinding of stumps of dead trees in the medium on Strand Blvd. It was noted that if the stumps are not removed, then nothing new can be placed in that area.

**A motion was made to have stumps cut & ground at this time by Classic Lawns at a price of \$1,225.**

**Motion:** Tom Ewert

**Second:** Susan Mulgrew

**Motion carried 4-2 (Bob Polizzotto and Tom Guthrie opposed the motion )**

**e. ARB**

**Motion to approve new roof replacement and gutters at 5949 Ashford Lane**

**Motion:** Tom Ewert

**Second:** Diane Parisi

**Motion Carried unanimously**

**Motion to approve new roof replacement at 5859 Rolling Pines**

**Motion:** Tom Ewert

**Second:** Diane Parisi

**Motion Carried unanimously**

**Motion to approve new roof replacement at 5864 Wisper Wood Ct**

**Motion:** Tom Ewert

**Second:** Susan Mulgrew

**Motion Carried unanimously**

**Motion to approve new screen replacement at 5836 Wisper Wood Ct**

**Motion:** Katy Wrede

**Second:** Tom Guthrie

**Motion Carried unanimously**

**Motion to approve paint color for garage door at 5882 Barkley Lane**

**Motion:** Katy Wrede

**Second:** Tom Guthrie

**Motion Carried unanimously**

**A motion to approve request from Mango Cay community to install a swing gate at entrance of Mango cay community.**

**Motion:** Katy Wrede

**Second:** Tom Guthrie

**Motion Carried unanimously**

Sue restated that all ARB's received by the various Neighborhoods need to be reviewed by the Master Association for approval after approval by the individual community.

**f. Wall Update:**

Susan Mulgrew provided an update on the wall project, specifically that the permit for the wall was recently submitted to include the original site plan. Since there was a delay in submittal of the permit application and the time to approve, the Club agreed to extend the time to January 10, 2019 for us to access the Preserve #3 (via the golf course) for site clearing and wall installation once the permit is approved. The Board of Directors continues to negotiate with the necessary contractors. A performance bond is to be placed on the deposited money for the construction of wall since the work will not be done until May 2019.

**A motion to purchase a performance bond for \$6,175 on the Permacast Contract to cover the deposited money.**

**Motion:** Bob Polizzotto

**Second:** Tom Guthrie

**Motion Carried unanimously**

Bob indicated that from previous wall clearing quotes, approximately 500 palms, 200 pines and 35 oak trees would be cut down to make way for the installation of the new wall. Tom mentioned that they are looking at "jogging" the wall installation to save some of the oak trees. Bob asked how the Association will be credited with trees not removed (versus the contract). Tom will investigate the credit. Additionally, Bob mentioned that at the President's meeting, Tom had indicated that any contingency funds not spent could be used to replace the removed trees. The question is per the Special Assessment, funds can only be used for specified items so how will that be handled? Any funds reassigned would need Board approval. Sue mentioned that we have no control over what the Club decides to replant on the golf course property after the wall is installed and we will work cooperatively with them and hope for the best.

**g. Christmas decorations**

Board has requested that LJ obtain Christmas decoration proposals for Strand Masters 2019 for approval at next board meeting.

The Board agreed to contact Trimmers to ask that them to leave the Christmas lights up at the Gate House palms for a few additional months.

**h. Comcast Fee Increase**

Comcast had submitted a 3% rate increase starting in January 2019. Bob indicated to the Board that all fees in the letter were in accordance with the 7 year contract. In 2019 we will pay \$59 per month per unit for video and internet.

**g. Christmas Bonus for Gate House Staff**

**A motion was made to provide the Gate House Staff a Christmas Bonus of \$1,600 to be distributed by Cambridge as previously done.**

**Motion:** Katy Wrede

**Second:** Bob Polizzotto

**Motion Carried Unanimously**

**9. PUBLIC COMMENTS**

Elena Mola from Mango Cay inquired if all the Board Members received the Oct. 15th letter from Mango Cay regarding the repair/replacement of the Mango Cay wall.



**10. Motion to adjourn**

**A motion was made by Katy seconded by Bob to adjourn the meeting at 6:30 PM.**

**Motion carried unanimously**

Respectfully Submitted by LJ Lithgow, CAM of Cambridge Management/Katy Wrede, Secretary  
Master Board