

**STRAND MASTER
ASSOCIATION**

Minutes of the Board of Directors

BUDGET WORKSHOP MEETING

Tuesday, October 27, 2018

The Strand Clubhouse – 4:00



- DIRECTORS PRESENT:** Susan Mulgrew, President
Katy Wrede, Secretary
Tom Guthrie, Treasurer
Bob Polizzotto,
Director
- NOT PRESENT:** *Lisle Anderson, Vice President*
Diane Parisi, Director
- ALSO PRESENT:** LJ Lithgow, Cambridge Property Management

CALL TO ORDER:

Noting that a quorum was present, the meeting was called to order at 4:00 p.m. by Susan Mulgrew.

PROOF OF NOTICE:

Notice of the meeting was posted on our web site and at the front gate bulletin board in accordance with Florida State Statutes

AGENDA:

Susan Mulgrew opened the meeting with a welcome and short review of the many improvements the Board is considering for 2019 which would result in a quarterly unit assessment increase of \$27. In return, the Board has put in place a Lakes and Water Quality Improvement Project, improved security, replacing and improving the landscaping on the perimeter of Strand Boulevard, as well as the front and back gates, a much-needed document review, administrative fees for a potential new property management company and legal fees. In addition, the Board, in cooperation with the club ownership, is considering accelerating the schedule for repaving of Strand Blvd. in its entirety after the I-75 wall is completed. She then turned over the meeting to Tom Guthrie for the purpose of reviewing the proposed 2019 Budget and Reserve Schedule and the proposed special projects.

REVIEW OF 2019 PROPOSED BUDGET and RESERVE SCHEDULE:

Tom Guthrie reviewed the 2019 Proposed Budget and Reserve Schedule.

It was noted that several items increased for 2019 which included:

- a. Increase of 3% in the Comcast Bulk Video rate per the contract.
- b. Increase in the Landscaping (not shared) due to old shrubs on east and west perimeters of Strand Boulevard in need of plant replacement, as well as beautification of front and back gate landscaping.
- c. Increase in the lake maintenance monthly charges due to several plans for mitigating algae outbreaks, midge fly swarms, and lake bank erosion as well as

- improving overall water quality.
- d. Minor increases in the Security, including camera link from back gate to front gatehouse, painting the gatehouse and possibly upgrading security cameras. and
 - e. Increase in Administrative accounts for a complete document review, legal issues over the past year, and a new property management contract.
 - f. Increase in the funding amount to the Reserve Schedule for consideration of an accelerated schedule to repave Strand Boulevard in its entirety 5 years early, if the club ownership is willing to pay their 20% share early as well.

The new quarterly fee **proposed would be \$352** and the final budget will be adopted at the November 14, 2018 Board meeting at 4:00pm.

PROPOSED SPECIAL PROJECTS:

- a. **Security:** Security contract costs decreased \$7,700 as a result of Gilyard Security not increasing its costs as anticipated. There was a back-gate camera upgrade budgeted at \$7000. New projects are for improving the clarity of cars entering the North (Back) gate and its camera link to the Front Gatehouse, as well as repainting the gatehouse (\$3000) to present a cleaner and fresher appearance upon entry into our community

- b. **Reserves & Strand Blvd. Repaving:** It has been suggested by a number of residents that we should repave Strand Blvd. ahead of the Reserve Schedule. Currently Reserve Funding monies have been accumulating in the fund for the complete replacement of the Strand Blvd. blacktop from the Front Gate to the Club House in approximately 5 more years and the remaining section of Strand Blvd. in 8 more years. The estimated cost for this work is not yet known and the Club would have to commit to sharing in the cost if it is done prematurely. This would not occur before completion of the new I-75 wall at the end of summer 2019.
 - Comments and question were made suggesting this item be pulled out of the budget and placed under “Special Projects”
 - The Board addressed several questions & comments from the members regarding resurfacing the roadway.

- c. **Maintenance & Operations** This proposal involves targeted spending for the renovation of 20 year-old landscaping on the perimeters of Strand Boulevard, as well as the gate house landscaping; and back gate landscaping. It also includes monies for upgrading and improving our irrigation system. As well, it provides for repainting the signage and an increase in the Comcast contract.

- d. **Lakes and Water Quality Improvement Project:** This project is the beginning of a much-needed improvement in the overall appearance and water quality in our lakes. It is a long term project; however, working with Collier County Environmental and Pollution Control biologists, we have a “road map” to begin the improvement process with the hope of mitigating algae outbreaks, midge fly swarms and lake bank erosion, as well as overall improvement in the water quality.

- e. **Administration:** Administrative costs include increases in legal costs, rewriting the documents that control everything we do. A document rewrite should result in a decrease in legal fees in the future. In addition, the Board is putting out a bid for the property management contract as part of our commitment to reviewing all our large contracts. Lastly, an increase in Insurance and Risk Management costs are reflected in the increase to insure the I-75 and Livingston boundary walls, perimeter fencing and well and pump equipment which were previously uninsured. There was also a vote to secure \$15million policy for Directors and officers Liability.

- Questions and comments from the community regarding the possibility of decreasing our assessment the following years since these costs were a ‘one-time’ occurrence and not ongoing.

f.

SURPLUS CARRYOVER VOTE:

A motion was made to carry forward all surplus 2018 operating funds to be applied to the 2019 Budget.

MOTION: Tom Guthrie

SECOND: Bill Young

All Neighborhood Representatives/Presidents in attendance voted in approval.

AUDIT VOTE:

A Motion was made to waive the CPA financial audit for 2018 and provide the year end financials.

MOTION:

SECOND:

All Neighborhood Representatives/Presidents in attendance voted in approval.

ADJOURNMENT – With no further business to conduct, the meeting adjourned at 5:30 pm.

The next meeting will be Nov. 14, 2018