

STRAND MASTER ASSOCIATION

Minutes of the Board of Directors Meeting

Wednesday March 14, 2018

The Strand Clubhouse – 4:00 p.m.



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 ARB Approvals for 5739, 5847 Persimmon Way.

MOTION: Tony DeFeo

SECOND: Joe Crivelli

Motion Carried unanimously

4. REVIEW OF MINUTES:

A Motion was made to approve the February 14 meeting minutes as presented.

MOTION: Tony DeFeo

SECOND: Joe Crivelli

Motion carried unanimously

5. TREASURER'S REPORT:

Susan Mulgrew gave the Treasurer's Report for February 2018. 2 homes were sold adding \$1,000 to the Capital Fund.

Operating Account \$93, \$22,134 Capital Account, \$61,216 Operating Reserve and \$643,000 in Reserves.

Adding in the wall and raising the Umbrella amount will raise our insurance costs by \$18,000. The Club agreed to cost share \$4,300.

Cash Flow Report: Bob reviewed the cash flow report for the fiscal year to date. We received a \$10,000 credit for the time Comcast was out during the hurricane.

Our hurricane expenses were \$99,000 so far.

Bob is projecting \$32,500 surplus for the year.

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

MOTION: Bob Polizzotto

SECOND: Paul Rapp

Motion carried unanimously.

6. MANAGER'S REPORT:

Landscape Improvements: There was a quote from Landscape Florida to sod the West side exit lane.

A Motion was made to approve Landscape Florida's bid for \$7,182.

MOTION: Bob Polizzotto

SECONDL Tony DeFeo

Motion carried unanimously.

The palm lighting has been repaired in the commercial medians

Lake Maintenance contract -We met with another lake maintenance company on site to discuss the health of the lakes. Quotes are being solicited.

Access Control contract – Cypress Access submitted their bid and included lightning surge protection for a total of \$428 per month.

A Motion was made to approve the Cypress Access contract.

MOTION: Bob Polizzotto

SECOND: Lyle Anderson

Motion carried unanimously.

Secrutiy Contract increase -Gilyard has asked for an increase from \$15.65 per hour to \$17 per hour but remains under the \$160,000 budget.

A Motion was made to approve the increase to Gilyard

MOTION: Paul Rapp

SECOND: Tony DeFeo

Motion carried unanimously

7. DIRECTORS REQUEST:

- a. **Insurance Increase** - The insurance renewal is now \$25,345 including \$15,000,000 in umbrella coverage.
- b. **Landscape Contract** – Susan and Katy are preparing the final bid specs and have contacted 5 companies that would be willing to bid.
- c. **Wall replacement** -A survey will be sent out with the various options and costs.

A Motion was made to approve an extra \$10,000 for landscaping on the new wall.

MOTION: Lisle Anderson

SECOND: Bob Polizzotto

Motion carried unanimously.

d Annual Meeting and Loss Assessments – The attorney will bwa SKED to speak on this matter at the annual meeting

e Turnberry Woods legal matter -We received a demand letter from an attorney for Turnberry Woods seeking replacement of the wall and landscaping on their perimeter.

The matter was turned over to our legal counsel for reply.

f Two owners applied for new roofs to the ARB. 5739 and 5847 Persimmon Way were approved as submitted.

8. COMMITTEE REPORTS: None

9. PUBLIC COMMENT:

10. ADJOURNMENT:

With no further business to conduct,

**A Motion was made by Paul Rapp to adjourn at 6:15 pm;
The Motion was seconded by Tony DeFeo.**

Motion was unanimously approved.

Respectfully Submitted,

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