



**STRAND MASTER ASSOCIATION**  
**Minutes of the Board of Directors Meeting**  
Wednesday, July 11, 2018  
The Strand Clubhouse 3:00 p.m.

Board Members Present: Susan Mulgrew, President  
Lisle Anderson (via conference call)  
Tom Guthrie, Treasurer  
Katy Wrede, Secretary  
Bob Polizzotto, Director (via conference call)

Board Members Absent: Diane Parisi, Director

Management Representatives: Danielle Farese, LJ Lithgow

**1. CALL TO ORDER:** Noting that a quorum was present, Susan Mulgrew called the meeting to order at 3:03 PM.

**2. PROOF OF NOTICE:** Notice of the meeting was posted in accordance with Florida Statutes.

**3. PRESIDENT'S WELCOME AND REMARKS:**

Susan Mulgrew stated that since we had two guests, Clay Winfield, Owner of the Club at the Strand, and William Bayes, who works with Mr. Winfield, that updated wall information would become part of the President's Welcome and Remarks which consisted of an Action Plan for the completing the wall project. While there has been cooperation between the Club and the Wall Committee, consisting of Diane Parisi, Tom Guthrie and Susan Mulgrew, no final decisions on contracts have yet been made and no Master funds have been spent at this time. The Committee is seeking bids on walls with a "stacked stone" appearance and working with the Club to ascertain how the new wall can be constructed without damage to the golf course and on a time schedule that allows completion of the project prior to the start of the golf season on January 1, 2019. Clay Winfield spoke to the meeting about his commitment to the project and the timeline and his willingness to serve as project manager. Tom Guthrie announced that, while all bids are not in, the Board has compiled a series of supporting figures which will provide a solid basis for the upcoming Special Hurricane Assessment, which he shared with the community.

A Motion was made to authorize the Wall Committee of Susan Mulgrew, Tom Guthrie and Diane Parisi to move forward with obtaining bids and reviewing Project Manager contracts, which would then be presented to the Board for review and approved by the Board.

**Motion:** Katy Wrede                      **Second:** Lisle Anderson

**Motion carried unanimously.**

A motion was made to schedule a Special Hurricane Assessment Meeting August 2, 2018 at 3:00 PM at the Club.



**Motion:** Lisle Anderson                      **Second:** Tom Guthrie

**Motion carried unanimously.**

**4. APPROVAL OF AGENDA:**

**A motion was made to approve the Agenda with these additions to the Directors Requests:**

- A. Tree Project – The Strand Blvd. palm trees along the commercial entrance are in need of trimming and confirm if these were included in the approved tree trimming bids.
- B. Review of Management Contract for Bidding – Katy Wrede requested that the Board review the current contract with Cambridge Management and consider putting it out for bids.

**5. APPROVAL OF JUNE 6, 2018 MEETING MINUTES:** A motion was made to approve the previous meeting's minutes with a grammatical correction to section B of the Manager's Report.

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

Motion carried unanimously.

**6. TREASURER'S REPORT:** Tom Guthrie stated no concerns regarding the June financials - all delinquent account balances have been paid, and no further reports were needed at this time.

**7. LANDSCAPE COMMITTEE REPORT:** Katy Wrede reported on her recent communications with the new landscape company, Mainscapes.

**8. MANAGER'S REPORT:**

- A. Landscape Florida is addressing the weeds in the landscape beds, the Eden berm has been cleaned out, and the lake's littoral plantings were completed. They will also be replacing the sod on the Rolling Pine and Club side in the upcoming week.
- B. The back gate has been in and out of operation, solutions are being investigated by Cypress Access.
- C. Most of the street lights are now back in service with the exception of two, for which submitted work orders are still pending.
- D. Disaster Plan – LJ Lithgow explained that Cambridge Management and their maintenance team do not evacuate. Instead, mobilize on-site to clear imminent dangers and debris.
- E. Lakes Report – The lakes are treated every two weeks. Currently, rains are washing the fertilizers into the lakes. Warmer water temperatures also create problems. Remedies are being sought with our Lakes vendor. Board needs to receive monthly reports on the Lakes.
- F. No Trespass Signs have been ordered and delivered.

**9. DIRECTOR'S REQUEST**

A. ARB Request -- A motion was made to approve the proposed roof replacement as approved by Sawgrass for 5755 Persimmon Way.

**Motion:** Katy Wrede                      **Second:** Susan Mulgrew



**Motion carried unanimously.**

**B. Cell Tower Update** – Katy Wrede met with the Collier County Commissioner’s Office who suggested putting all concerns in writing and address at the next town meeting, which has not been scheduled as yet.

**C. Assessment** – Tom Guthrie has already given his report and discussed all proposed numbers and plans; no further comments were made at this time.

**D. Property Management Bid** - The Board discussed the request by Katy Wrede to solicit bids for the Strand Master Property Manager. After a discussion by the Board and with Cambridge, it was agreed that the Board would not solicit bids at this time but proceed to review the contract and express to Cambridge issues of concern.

10. PUBLIC COMMENT: Representatives of Ana’s Place submitted a letter to the Master which had not been received by the meeting date. Since the Board had no knowledge of the letter, Board agreed to research for next meeting. A representative from Mango Cay raised concerns regarding the wall repair relative to their community. Susan Mulgrew confirmed that the wall around Mango Cay had not been included in the current bidding process for the new wall.

With there being no further business, the next meeting was set for Wednesday, August 8, 2018 at 3 p.m.

A motion was made to adjourn the meeting at 5.18 PM.

Motion: Katy Wrede

Second: Tom Guthrie

Motion carried unanimously.

Respectfully submitted,

Danielle Farese, Cambridge Management