

**STRAND MASTER ASSOCIATION**

Minutes of the Board of Directors Meeting

Thursday April 12, 2018

The Strand Clubhouse – 4:00 p.m.



**DIRECTORS PRESENT:** Susan Mulgrew, President  
Lisle Anderson, V. Pres  
Tom Guthrie, Treasurer  
Katy Wrede, Secretary  
Diane Parisi, Director  
Bob Polizzotto, 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 Susan Mulgrew.

**2. PROOF OF NOTICE:**

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

**3. PRESIDENTS REPORT:** Susan Mulgrew introduced the new Board Officers and her agenda as President, this included increase communication with the owners via e-blast and website, the formation of committees for landscape, lakes and security, etc.

She also noted the need to have a Reserve Study& Document revision done. In addition, she hopes to put together a planning committee to develop a long-range (2-5 year) plan.

**4. APPROVAL OF AGENDA:**

**Bob added ‘email blast notification’ under Director’s report and then a Motion was made to approve the Agenda as presented.**

**MOTION:** Katy Wrede

**SECOND:** Lisle Anderson

**Motion Carried unanimously**

**5. REVIEW OF MINUTES:**

**A Motion was made to approve the March 14 meeting minutes with Bob’s recommended changes.**

**MOTION:** Lisle Anderson

**SECOND:** Katy Wrede

**Motion carried unanimously**

**A Motion was made to approve the Organizational Meeting Minutes of April 2 as amended.**

**MOTION: Bob Polizzotto**

**SECOND: Katy Wrede**

**Motion carried unanimously.**

**6. TREASURER'S REPORT:**

Tom Guthrie summarized his background for the members.

He then gave the Treasurer's Report for March 2018. The year to date income and expense shows a \$28,693 net loss, largely attributed to \$33,000 in hurricane expenses and increased insurance costs of \$11,900 which the Club is paying \$4,300 of the increase. These unfavorable costs are offset in part by \$10,000 Comcast hurricane loss of service refund and \$6,300 Security Contract increase timing.

Tom will check on any premium (paid in Dec. 2017) refund from former insurance company since we now have a new company.

Tom said he would evaluate whether a Cash Flow analysis would be part of future reports. Since 75% of budget is contractual, may only need to switch to a quarterly report.

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

**MOTION: Diane Parisi**

**SECOND: Katy Wrede**

**Motion carried unanimously.**

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

- The back pedestrian gate is being repaired and installed with an automatic closure mechanism.
- All fountain lights were replaced.
- The sod replacement by the west side exit is in progress.
- The guardhouse roof repairs are scheduled for April 14.
- I-75 Berm cleaning -we needed clarification on what the scope of work is. The Board agreed to start with the dead trees and fallen trees and stumps. Lisle will make a video of the berm.
- Bridge wall repair -three quotes were presented.

**A Motion was made to repair the wall not to exceed \$3,000.**

**MOTION: Lisle Anderson**

**SECOND: Katy Wrede**

**Motion carried unanimously.**

Palm Pruning – three bids were presented and discussed.

**A Motion was made to approve Clean Cut at \$13 per palm not to exceed \$7,000 and by July 1.**

**MOTION: Lisle Anderson**

**SECOND: Diane Parisi**

**Motion carried.**

## **8. DIRECTORS REQUEST:**

- a. **ARB** – There was an ARB request from 5769 Persimmon Way for new a roof.

**A Motion was made to approve the request for the new roof.**

**MOTION: Lisle Anderson**

**SECOND: Bob Polizzotto**

**Motion carried unanimously.**

- b. **Landscape Committee** -is seeking new quotes for the contract. The final specs are being reviewed, and will be shared with Board prior to putting them out for bid.

The current schedule of events is as follows (but subject to change):

May 1 Finalize specs and send to selected companies

May 9 Landscape walk through for all companies

May 24 Bids due.

- c. **Lake Maintenance** -Susan stated she is putting a committee together for a plan of action for lake maintenance. Looked at 3 companies in the past, not happy with any of the. Need to deal with causes of our ongoing issues rather than ongoing problems, 20 years of deterioration, etc. Currently waiting for replacement littorals to be planted as promised at no cost to the Association. Currently paying \$2800 a month for lakes.



Turnberry; shared costs with the Club; and the total costs for the repair/replacement options which includes contingency.

- g. Appointment of Director** -this was tabled for further investigation on potential candidates' experience/willingness to serve.

**10. ADJOURNMENT:**

With no further business to conduct,

**Motion was made by Tom Guthrie to adjourn at 6:15 pm;  
The Motion was seconded by Katy Wrede.**

**The next meetings will be May 9, and June 6 from 3-5pm.**