

STRAND MASTER ASSOCIATION

Minutes of the Board of Directors Meeting

Wednesday May 9, 2018

The Strand Clubhouse – 3:00 p.m.



DIRECTORS PRESENT: Susan Mulgrew, President
Lisle Anderson, V. Pres - phone
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 3:00 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 thanked all for attending the meeting.
Susan reported her meetings with the new club ownership have gone very well and that they are willing to consider a new front entrance renovation with cost sharing and planning. They also are willing help with the lakes, security and the perimeter wall.

4. APPROVAL OF AGENDA:

A Motion was made to approve the Agenda amended to add the issues with the west perimeter wall and cell tower and to move G. to A.

MOTION: Katy Wrede

SECOND: Lisle Anderson

Motion Carried unanimously

5. REVIEW OF MINUTES:

A Motion was made to table the minutes approval to clarify some of the wording.

MOTION: Diane Parisi

SECOND: Katy Wrede

Motion carried, 5-1 Bob opposed.

6. TREASURER'S REPORT:

Tom Guthrie reviewed April 2018 financials. Balance sheet current asset disbursement coverage was 2.3 months. Feather Sound quarterly assessment \$20,800 past due as result of property management company change. Gulf Breeze Management to rectify past due issue. Hurricane Irma cost tracking \$109,600. Bob Polizzotto noted costs were inflated by \$7,400 duplicate payments for median repairs. Cambridge to correct and credit accounts. YTD profit and loss \$30,200 unfavorable versus 2018 budget wholly Hurricane Irma current year costs of \$36,800. Tom Guthrie noted Master Association utilizes Reserve Pooling method versus Component method to account for reserves.

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

MOTION: Diane Parisi

SECOND: Katy Wrede

Motion carried unanimously.

7. MANAGER'S REPORT:

The guard house was pressure cleaned.

I-75 berm -we have one quote and are expecting 2 more. The prices are in the \$25-\$30,000 range. We will need a permit from FLDOT to access the berm from 75.

The bridge wall repair is in progress.

Palm pruning to start May 21.

Feather Sound arrears -due to a switch in management companies the 2nd quarter was late.

A Motion was made to assess a \$200 late.

MOTION: Bob Polizzotto

SECOND: Tom Guthrie

Motion carried unanimously.

8. DIRECTORS REQUEST:

- A. Wall survey – With 525 votes in, 138 wanted option 1, 387 wanted option 2, for complete wall replacement.**

A Motion was made to solicit 3 bids for the full removal and replacement of the existing I-75 perimeter wall.

MOTION: Lisle Anderson

SECOND: Diane Parisi

Tom Guthrie amended the Motion to add that the motion includes the new Turnberry wall.

Motion carried 5-1, Bob opposed.

A motion was made to hire an engineering an engineering firm to be the Project Manager fopr the wall project. The firm would prepare specifications, obtain a minimum 3 bids, and oversee the project.

MOTION: Katy Wrede

SECOND: Diane Parisi

Motion carried unanimously.

B. ARB approval –

A Motion was made to approve the application for 5783 Persimmon.

MOTION: Katy Wrede

SECOND: Tom Guthrie

Motion carried unanimously

C. Security –

A Motion was made to sign the agreement with the Collier County Sheriff's Department to remove Trespassers.

MOTION: Tom Guthrie

SECOND: Diane Parisi

Motion carried unanimously

D. A Motion was made to add additional No Trespassing signs and add a chain link fence behind Mango Cay wall from the NE corner east to the concrete wall at the Sabal #6 golf hole tee box. the canal, to be determined.

MOTION: Susan Mulgrew

SECOND: Diane Parisi

Motion carried unanimously.

E. Landscape Committee Report – Katy explained that the bid packages were sent out and there will be a walk through with the bidders May 16th, the bids are due May 25, and there will be a bid opening meeting on May 29.

A Motion was made to have the committee of Susan, Katy, Bob and a management representative open the bids.

MOTION : Diane Parisi

SECOND : Tom Guthrie

Motion carried unanimously

F. Lakes Committee

The board approved the following committee members:

Mims Mathers

Ron Bremmer

Lee Turicchi

Tom Guthrie,

Their first meeting will be May 23.

G. Capital contribution Discussion

A Motion was made not to collect the \$500 fee on a deed change due to divorce since it is considered estate planning.

MOTION: Lisle

SECOND: Tom

Motion carried unanimously.

H. Cell tower -Katy advised the members that Verizon is planning on putting a taller cell tower within 75 feet of our property. The Master will send an email blast to residents encouraging them to attend the County meeting on the subject.

9. PUBLIC COMMENT:

10. ADJOURNMENT:

With no further business to conduct,

**A Motion was made by Tom Guthrie to adjourn at 5:15 pm;
The Motion was seconded by Katy Wrede.**

Motion was unanimously approved.

Respectfully Submitted,

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