

STRAND MASTER ASSOCIATION

Minutes of the Board of Directors Meeting

Wednesday November 14, 2018

The Strand Clubhouse – 4:00 p.m.



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

DIRECTORS ABSENT: Diane Parisi, Director

ALSO PRESENT: LJ Lithgow, Cambridge Property Management

1. CALL TO ORDER:

Noting that a quorum was present, the meeting was called to order at 4:04 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 stated she would forego her usual message due to an extensive agenda to be addressed.

4. APPROVAL OF AGENDA:

A Motion was made to approve the Agenda as presented.

MOTION: Katy Wrede

SECOND: Tom Guthrie

Motion Carried unanimously

5. APPROVAL OF MINUTES:

A Motion was made to approve the amended September 12 minutes.

MOTION: Bob Polizzotto

SECOND: Katy Wrede

Motion carried unanimously.

A Motion was made to approve the October 10 minutes as presented.

MOTION: Katy Wrede

SECOND: Susan Mulgrew

Motion carried unanimously.

- Comment from the floor regarding the lag and lack of expediency in posting minutes. The Board explained that the minutes could not be posted until approved at the following month's meeting.

6. TREASURER'S REPORT:

Current Assets \$333,500; 3 months average disbursement \$128,400, 2.6 months of cash reserve.

Accounts Receivable \$85,000; Hurricane Irma monies collected in full, \$696,400 of that spent in down payment on wall, Eden Berm clearing, and permitting costs.

Profit/Loss Year-To-Date, Favorable \$748,900

- Bob asked about the Special Assessment Account and why the Club is late in payments due?

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

MOTION: Katy Wrede

SECOND: Bob Polizzotto

Motion carried unanimously.

A Motion was made to assess Wedgewood for late payment in the amount of \$200, consistent with past practice.

MOTION: Susan Mulgrew

SECOND: Katy Wrede

Motion carried unanimously.

7. MANAGER'S REPORT:

a. Eden Berm- two bids to clear/clean Eden Berm still under review. There was a bid from Earthworks for \$5100. Bob pointed out this is the same as costs in the past. Board directed LJ to obtain 2 more quotes, hoping to get the work completed for less.

A Motion was made to approve up to \$5100 to complete the cleaning and clearing of Eden Berm.

MOTION: Bob Polizzotto

SECOND: Susan Mulgrew

Motion carried unanimously.

b. Well Replacement -The well was replaced for \$2600 out of reserves. Still need to obtain a certificate of calibration for the water meter that was replaced to be sent to the Water Authority.

c. Insurance Rebate -\$3200.72 was received as a rebate from Insurance on wall.

d. Lakes Report-Lee provided an extensive report from Lakes Committee with 4 goals, the findings of the Collier County Environmental Specialists who surveyed our lakes and made recommendation. There is currently a proposal to install 3 SolarBe system to address midge problem in Lake 15, but we still need another bid.

8. DIRECTORS REQUEST & COMMITTEE REPORTS :

- a. **Strand Roadway Paving**-At Budget Meeting plans were proposed for repaving Strand Boulevard at an increased allocation of road reserves to accelerate paving. Board received an updated quote from Ajax paving. A quote from C & M Paving is forthcoming. Board also secured an agreement from the Club to

contribute to the paving project in the amount of up to \$120,000. Currently, we only have an estimate and costs could increase by Summer of 2019 when project would most likely take place. Current estimate does not include striping of speed bumps.

- Bob commented this estimate only calls for 1" removal and replacement rather than original design of 2" which the reserve was based on. Voiced concerns that imperfection in base might affect new surface if only 1"
- Tom commented that the estimator from Ajax Paving looked at removing 2", but determined it is not always necessary and would not know if some portions would require 2" until removed. Extra costs for such would be \$100/ton

Motion made to obtain an engineering firm to do the specs, put the specs out to bid to 3 paving companies to pave flagpole to Veterans Parkway, to be completed by Fall of 2019 and presented to Board for review.

MOTION: Tom Guthrie

SECOND: Lisle Anderson

Motion carried unanimously

- b. *Approval of 2019 Master Association Budget***- Budget increase from \$325 to \$352 per year is an increase of \$108 per year per household. This budget includes monies for Landscaping Improvements, Irrigation System Improvement, Lakes Improvement, Repaving, possible Property Manager increase, and small improvements such as sign and guardhouse painting.

Motion made to approve the 2019 Budget as presented.

MOTION: Tom Guthrie

Second: Katy Wrede

Motion carried 4 to 1 (Bob Polizzotto opposed)

- c. *Approval of Board Member to fill existing vacant seat***- Tom Ewert's name was put forth as an excellent candidate to fill this position that has been vacant since April. He came recommended by a number of community members. Susan read his CV to those present.

A Motion was made for Tom Ewert to fill the vacant position on the Master Board for the remaining 4 months of the term.

MOTION: Susan Mulgrew

SECOND: Katy Wrede

Motion carried unanimously

Motion carried 4 in favor, 1 opposed (Lisle Anderson).

- d. *Cell Tower/Allura Rezoning Issue/Bear Alliance Reports***- Katy reported the following:

-Cell Tower Extension by FPL/Verizon rezoning variance issued resulted in FPL moving a pole to Agricultural area (outside Trophy Club) which did not require a rezoning variance and as such will have no further hearings.

-Allura/Stock Development rezoning request for Apartments at the corner of Livingston and Veterans moves forward with a hearing scheduled for December 6 at 9:00 AM. A notice will be given to Strand Residents who wish to attend and voice their opinion.

-Bear Alliance has been formed by surrounding communities including Mediterra, Barrington Cove and Talis Park. Katy attended a meeting with Senator Kathleen Passidomo, who heard the issues and concern of the growing population of bears and the number of bear sightings during daylight hours in this community and several proposals were made to begin to address this issue. It was stated that it is imperative that all of us report any and all bear sightings to FWC in order to adequately address the numbers.

e. Property Management Proposal Review -Susan explained the process of weighting the chosen nine PM companies. Board rated each company, the ratings were tallied and the top four companies with the highest scores would be invited for interviews with the Board. Those companies to be interviewed are: Towne, Vesta, Alliant, and Castle.

f. Lakes Committee Report -Lee provided an extensive report as outlined by Environmental Specialist who helped identify specific problems and provided several recommendations including the installation of three SolarBe Systems in Lake 15 to address midge problem.

- Community member commented that this problem has been ongoing and must be addressed with the Club as it is due to fertilizer run-off from golf course, as well as homeowners.

g. Review of short term CD rates/renewals-CDs roll over on November 19. Discussed delay of rollover in order to assess current rates available as well as how to invest wall assessment funds short term.

A motion was made to forgo immediate rollover of the CDs in FCB and put into a Money Market temporarily.

MOTION: Tom Guthrie

SECOND: Lisle Anderson

Motion carried unanimously

h. Request for ARB Approvals-

- Five requests from Sawgrass HOA to change roof tile selection

A motion was made to approve all five requests.

MOTION: Katy Wrede

SECOND: Tom Guthrie

Motion carried unanimously

- Marble Court New Home requested a change in roof tiles from original selection which is not available.

A motion was made to accept the change in roof tiles

MOTION: Susan Mulgrew

SECOND: Katy Wrede

Motion carried unanimously

i.Landscape Committee Report -Katy updated the members on the landscaping. Requested money to deal with damage done by a vehicle to median outside Pinnacle, as well as monies to plant additional plantings in median behind front gate. Asked Cambridge for three bids to cut down the dead trees and stump grind tress lost in Hurricane last year. Alerted Board to proposal to treat Bismarck palms preventatively to prevent weevils, but stated this was beyond our budget and we do not currently have beetle infestation.

A motion was made to give Katy up to \$1667 to spend as needed between now and the end of the year.

MOTION: Tom Guthrie

SECOND: Susan Mulgrew

Motion carried unanimously

j.Carlton Lakes Clearing Issue-Susan reported that there had been little progress in getting Carlton Lakes to clear the vine from the ficus hedge. It is clearly not our Property as engineering stakes reveal. Susan has written a diplomatic letter in an attempt to get them to cooperate since they enjoy the privilege of a cut through gate to Commercial.

k.Entry Stickers for Club Employees-Club Manager has requested 35 stickers for current employees in order to facilitate their coming and going and use of back gate as needed , relying on the promise of Club Manager to communicate all terminations so stickers can be deactivated.

- Bob asked about \$250 previously paid by employees who requested a sticker
- Tom Ewert commented that if one of them should question, then we would return the \$250

Motion to grant 35 decals for current employees.

MOTION: Lisle Anderson

SECOND: Susan Mulgrew

Motion carried unanimously

l.Review of Double Gate Policy for back entrance-Board discussed the back gate, with continued use of both the black gates and the gate arms. Community likes the increased security and policy will continue with option to review at a later date if needed.

A motion made to keep the double back gate closed, subject to review as needed.

MOTION: Katy Wrede

SECOND: Tom Guthrie

Motion carried unanimously

m.Wall Update- Permacast has been paid \$429,000 as a deposit on the wall construction costs to avoid 2019 cost increases and to start production of new panels for possible May installation. Reviewed clearing bids.

A motion made to accept Turner Land Service proposal for Phase 1 and Phase 2 clearing in the amount of \$144,000.

MOTION: Tom Guthrie

SECOND: Katy Wrede

- Bob stated specification for clear cut 5 feet on each side of wall is rumored to require loss of a large number of trees.
- Tom clarified that the clearing company and Project Manager are trying to save trees by staking the wall line around many of them before wall installation.

n.Discussion of Bond on Wall Deposit

Some residents have expressed concern regarding the safety of the deposit paid to Permacast.

Performance bond estimated to cost \$6,175 and would come from contingency fund. Further investigation warranted.

A motion made to investigate additional details on purchasing a performance bond in the amount of \$6175 to protect wall money on deposit.

MOTION: TomGuthrie

SECOND: Susan Mulgrew

Motion carried unanimously

10. ADJOURNMENT:

With no further business to conduct,

A Motion was made to adjourn at 6:45 pm.

MOTION: Bob Polizzotto

SECOND: Katy Wrede

Motion was unanimously approved.

Respectfully Submitted,

Katy Wrede, Secretary,
Strand Master Association Board