

STRAND MASTER ASSOCIATION

Minutes of the Board of Directors Meeting

Wednesday January 24. 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 as presented, except to move the perimeter wall replacements discussion to item “c”.

MOTION: Bob Polizzotto

SECOND: Paul Rapp

Motion Carried unanimously

4. REVIEW OF MINUTES:

A Motion was made to approve the January 24 meeting minutes amended to correct that: Bob authorized Paul Rapp and Tony DeFeo to team up with the Turnberry committee as to their recommendation. Bob and Tony will meet with Dick Klaas as to the club’s position. Sue Mulgrew and Katy Wrede will meet with Dick Klaas to review any insurance they may carry for the wall. Minutes to also include verbiage regarding lake insects - to be provided by Sue Mulgrew.

MOTION: Bob Polizzotto

SECOND: Katy Wrede

Motion Carried unanimously.

5. TREASURER'S REPORT:

Susan Mulgrew gave the Treasurer's Report with 2017 year end account balances. The Operating account stands at \$ 120 K while the Reserve Account shows a balance of \$ 599 K. Member equity balance finished 2017 at \$ 700 K. There were no units sold this past month and the capital account stands at \$19,134.

Jim Farese explained that previously approved Money Market account that was to be opened at Florida Community Bank must have been an error since we are over the FDIC limit for that bank. Instead the new account was opened in Executive National Bank at a similar interest rate.

A Motion was made to ratify the change in banks.

MOTION: Sue Mulgrew

SECOND: Joe Crivelli

Motion carried unanimously.

Cash Flow Report: Bob reviewed the cash flow report for the 2017 year end. Bob reported that he contacted Comcast regarding a rebate from Comcast for the time during Hurricane Irma that the Strand was without service. Comcast has confirmed they will issue The Strand Master Association a credit of approximately \$10,000. It will be credited towards the next monthly bill.

There was a net cash flow at the end of 2017 of \$67,330 (which includes expenses for Hurricane cleanup). Of that amount, \$49,000 was allocated to the 2018 budget.

Currently we have spent to-date about \$ 88 K gross in hurricane cleanup/repair expenses which is approximately \$ 66 K net to the Strand Master Association after cost sharing with the Club and the Commercial Association.

No loss Special Assessment will be considered until all costs are known, which includes the costs for the repairs to the I-75 Wall and west perimeter fencing. The estimated cost, of a Special Assessment at this time including the estimated costs for the wall repairs, is under \$500 per unit.

There was a discussion regarding insurance of the I-75 wall. It was the Board's understanding that the Strand Master Association can't insure property that they don't own. The Strand Master Association only owns: Ashford Lane; the Preserve Areas; and the irrigation wells. We do have liability coverage on our wells and Strand Blvd. due to our maintenance of those areas. We will have a meeting with our insurance agent to discuss various options and review them at our next meeting.

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

MOTION: Bob Polizzotto

SECOND: Tony DeFeo

Motion carried unanimously.

6. MANAGER'S REPORT:

Strand Blvd Commercial Irrigation: For the well that services the Commercial area along Strand Blvd, there have been numerous issues with other Commercial area landscapers adjusting the sprinkler times (e.g. Publix, Wells Fargo, etc.).

The Commercial Association has decided to remove the irrigation controller from the power panel and install it in a separate lockable panel. Only Landscaper Florida will have the key to allow adjustment of the controller.

Preserve Golf #3 Perimeter Fence: A temporary fence, approved at the last meeting, was installed but it is not long enough. Jim is having another fence company come back and extend it further. Bob will verify the actual length once installed. Sue will hold the original invoice check until the installed length is verified.

FPL: There are a number of street light poles not working along Strand Blvd. especially north of Trophy Club. Katy will follow-up and obtain the numbers of the light poles and give them to Jim who will contact FPL for repair.

Commercial Median Up-lights: Susan provided a list of the lights not working. Jim reported that the lights are currently no long under warranty. Jim will obtain a quote to replace the lights not working.

Lakes: Jim reported that Lakes and Wetland Management had the water test results back. They are working up a program to rectify the issues from the report.

It was mentioned that Grand Reserve has started a lake treatment program (along the lake bank by their units) to help resolve the midges insects coming from the lake banks. We will review the results of the treatment, and if successful, we may apply the process to the other lakes.

Strand Blvd: Landscape Florida has started the repairs to the medians including the staking of some trees and repair of the tire ruts in the grass by FeatherSound.

The sidewalk and curb cleaning has been completed along Strand Blvd and Ashford Lane.

Veterans Parkway: The Veterans light pole that was damaged by a fire truck has been replaced. The bill will be submitted to the North Collier Fire District for payment.

Misc: Guard House roof repairs have been ordered.

The downed trees along the I-75 berm located in Eden were cleared. The pine straw for the berm is pending.

Landscaping: The original Strand Blvd. landscape contract was issued to Landscape Florida in 2010. It was discussed that we should review the costs of this work with other landscapers.

A Motion was made to solicit bids on the landscape contract in April 2018.

MOTION: Susan Mulgrew

SECOND: Katy Wrede

Motion carried unanimously

Bob will send copies of the current contract and specifications to the Board for review at the February meeting. The Board agreed to use the existing contract specification as the request for quote (RFQ) basis noting that if we change it then we would need to include Landscape Florida in the bidding to be fair. Bob reminded the Board that Landscape Florida had reduced their original monthly contract amount by about \$22 K due to the modifications of the medians. The Board will decide who will receive the specifications, based on their available staff, previous bids and recommendations. The Board and PM will interview various contractors to determine their acceptability based on the above criteria to receive the RFQ.

7. DIRECTORS REQUEST:

a. ARC application:

A Motion was made to approve the ARC application for 5946 Barclay for paver driveway pending the Single-Family Homes Association approval.

MOTION: Bob Polizzotto

SECOND: Tony DeFeo

Motion carried unanimously.

There was a discussion regarding the ARB process for the Neighborhoods and Strand Master Association Board. According to the Documents (section 11.09), all major landscaping changes or changes to the improvements on a lot (e.g. architectural changes) must be approved by the Construction Committee (ARB) before proceeding. Due to excessive homeowner's property damage caused by Hurricane Irma, there are significantly more ARB's being generated by the Neighborhoods. In order to facilitate the review process, it was determined that a ARB sub-committee should be established to review the ARB's prior to the next Board of Directors meeting.

A Motion was made to appoint Paul, Joe and Tony as the Architectural Review Board sub-committee to review the ARB's. They will make the preliminary approval or deny the applications prior to the next Master Board Meeting. The Master Board will make the final determination of the ARB's.

MOTION: Bob Polizzotto

SECOND: Lisle Anderson

Motion carried unanimously.

b. Median Landscaping: This was discussed earlier.

c. Perimeter Wall Replacement: Bob Polizzotto gave an overview of the Strand Master Association progress on options for the repair/replacement of the I-75 wall and golf hole Preserve #3 wall/fencing damaged by Hurricane Irma. Bob stated that the Master Association is responsible for maintenance and repair of the Common Areas per Article 6, Section 6.01 of our Documents. The Association is also bound by the requirements of the Cost Sharing Agreement for maintenance responsibilities. Third, the Master Association is also bound by Article 8 of the Documents, in particular section 8.07(b), Repair and Reconstruction after a casualty (i.e. Hurricane Irma).

Various options on both repair and replacement of the I-75 Wall and golf hole Preserve #3 (Livingston Road) wall/fence were presented as follows:

1. I-75 Wall Options:

a. Estimated Cost to Repair the I-75 wall is approximately **\$325 K**, from golf course holes Sabal #6 to Savannah #2 and including the Eden wall area. The quote includes new similar concrete posts (slightly larger) and panels similar to what currently exists.

b. The second option is to replace part of the I-75 wall, from golf course holes Sabal #6 to Sabal #7, with a new wall and repair the remaining other wall sections (as above) at a total cost of approximately **\$450 K**.

It was noted that the Club still needs to remove a number of remaining tree stumps and trim a number of trees before we can install any new material.

c. Cost Sharing: The Club is obligated to pay 1/3 of the cost of the repair. They may NOT be obligated to pay for a New Wall but may look at this as saving future repair dollars. Our lawyer will review this further.

d. Club Insurance: Katy Wrede and Sue Mulgrew checked with 2 attorneys (outside of the Strand Master attorney) regarding possible insurance by the Club for the I-75 wall. They reported that the attorneys stated that if the Club collected any monies from insurance for damage to the I-75 wall, they are obligated to advise the Strand Master Association. This would be to ensure that the community doesn't pay for repairs that have already been covered by insurance. After review, Sue and Katy agreed not to meet with the Club to request a copy of their insurance. The question that arises is did the Club have insurance on the wall? Sue expressed the thought of hiring an insurance attorney to pursue discovering if the Club received any insurance monies for the wall.

The Club has mentioned to Bob and Tony at a previous meeting that the Club's insurance will not insure landscaping or property designated as golf course "out of bounds". Bob will ask our lawyer to look at all the Strand Master Documents in regards to our position in regards to the Club responsibilities and if we have the right to request from the Club a copy of their insurance coverage. We will ask our insurance agent if the Strand Master Association can buy insurance for the I-75 wall since we are obligated to maintain it per the Documents.

A Motion was made to ask the Club to see their insurance policy.

MOTION: Sue Mulgrew

SECOND: Katy Wrede

**Sue Mulgrew and Katy Wrede voted in the affirmative, all other Board members vote nay.
Motion was defeated 5-2.**

2. Preserve #3 Property Line Options:

a. Several quotes were received for the installation of a 6 ft. high chain link fence to replace the damaged wall in this area (approximately 1200 ft.). Total cost with estimates for irrigation and vegetation (similar to the north property perimeter fencing and vegetation) is about **\$40 K**.

b. As an option, quotes were received for the installation of a concrete or composite wall for this section at a total cost of approximately **\$ 80 K** (not including any additional vegetation).

Several residents and Neighborhood Presidents in attendance expressed their opinions regarding the I-75 Wall and Preserve #3 golf course hole property line options presented.

It was agreed that once the wall and fencing information is reviewed with the Club and a preliminary agreement is reached in regards to acceptable options, the Strand Master Association Board of Directors will get revised quotes based on definitive specifications (e.g. color, permits, access, etc.) and responsibilities (e.g. tree/limb removal, etc). The Board will also provide the revised quotes and agreed options to the Neighborhood Representatives and the entire community (via email blast and member meeting).

8. COMMITTEE REPORTS: None

9. PUBLIC COMMENT:

During the meeting, the Chair opened the floor to public comments during specific areas. In addition to these open comments, there were additional comments and discussions from the members present regarding the privacy and security especially along the Preserve #3 golf course hole property line.

10. ADJOURNMENT:

With no further business to conduct,

**A Motion was made by Tony DeFeo to adjourn at 6:30 pm;
The Motion was seconded by Katy Wrede.**

Motion was unanimously approved.

The next meeting will be February 12 at 4 pm.
Respectfully Submitted,

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