

STRAND MASTER ASSOCIATION MEETING MINUTES
January 16, 2019 4:00 PM
CLUB AT THE STRAND

Board Members Present: Susan Mulgrew -President
Katy Wrede -Secretary
Tom Guthrie -Treasury
Diane Parisi - Director
Tom Ewert - Director
Bob Polizzotto - Director

Management Representatives: LJ Lithgow

1. CALL TO ORDER/QUORUM

Noting that a quorum was present, the meeting was called to order at 4:02 p.m. by Susan Mulgrew.

2. PROOF OF NOTICE:

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

3. PRESIDENT'S REMARKS:

Susan Mulgrew welcomed attendees and thanked them for attending. She updated everyone on Lisle Anderson's resignation from the Board and offered our thanks for his 10 years of service and noted he will be missed. Susan also mentioned our need to be better managers of time and although happy to have everyone's voice, reminded all of the need to keep comments brief and not repeat what has been said so that we may streamline our meetings and shorten our time. She also reminded everyone of the upcoming election process for the Strand Master Board and again extended an invitation to those who wish to run.

4. APPROVAL OF AGENDA:

A motion was made to approve the Agenda as presented with the addition of a 'Bear Update' and 'Tailgating at Back Gate'

Motion: Katy Wrede

Second: Tom Guthrie

Motion carried unanimously

5. APPROVAL OF MEETING MINUTES

A Motion was made to approve the Board Meeting Minutes of December 12, 2018 with the corrections in the ARBs noted.

Motion: Diane Parisi

Second: Tom Ewert

Motion Carried unanimously

6. TREASURER'S REPORT

- Tom Guthrie stated the Treasurer's report was on a Pro Forma basis including year-end adjusting journals. Adjustments to the financial statements included Hurricane Irma cash reimbursement, Wall Insurance cancellation cash refund, Ashford Lane December Maintenance and December Newsletter Expense.
- Current Assets are \$194,943 of which \$184,027 is cash. Months disbursement coverage is 1.5 months. Accounts receivable is \$10,916 of which current balance \$9,519- and 60-days balance \$1,333 Club's cost share of Wall Private Provider Contract. Tom Guthrie indicated he will follow up with Club Management on past due.
- 2018 Wall Replacement spending \$310,652; 2017 spending \$48,105; Total Project To-Date \$358,757 of which \$270,209 is wall down payment, \$77,890 initial Irma clearing & repair expense and \$6,658 other wall related expense.
- Profit Loss Carryover for 2018 \$83,900, \$8,500 lower than our 2019 budget Estimate Actual. Shortfall coverage available from prior years carryover. Separate "bridge schedule" provided outlining shortfall.
- Bob Polizzotto asked about Wall Assessment CD Investment. Tom Guthrie apologized with holidays and Vesta meetings he forgot and will complete in January. Also inquired about Wedgewood Assessment Late Fee Receivable, which Tom will follow up with Cambridge.

A Motion was made to accept the Financial Report provided by Tom Guthrie.

Motion: Katy Wrede

Second: Tom Ewert

Motion Carried unanimously

7. MANAGER'S REPORT

Cambridge reported on the following items.



- 1) Street Lights still not working numerous calls to FPL have been made. Additional lights (perhaps on same circuit) were reported, same ones as last year. Could be a faulty transformer or circuit. LJ should let FPL know.

A Motion was made to pay for the repair of the Fountain lights at a cost of \$1,222.

Motion: Tom Guthrie

Second: Tom Ewert

Motion Carried Unanimously

- 2) Paving & Striping estimate – C&M has not responded to calls to provide estimate
- 3) Power washing gutters on Boulevard – LJ met with Susan and Katy concerning those areas of Strand Blvd. which need to be re-cleaned. Cambridge agreed to re-cleaning of Strand gutters before the end of the month.
- 4) Cardno Contract – Cambridge could not produce a copy of the Cardno contract as requested. Bob provided the proposal from many years ago which was approved by previous boards.
- 5) Earthworks Contract- Cambridge could not supply a copy of the Earthworks contract. Bob provided a copy of the initial quote for their work in the Preserve, but there was never a formal proposal or contract outlining the scope of work to be done in the Preserve areas. This maintenance agreement was submitted each year by Earthworks and was approved by previous Boards and renewed annually.
- 6) Christmas lights- No report from Cambridge given as requested on possible vendors

8 DIRECTORS AND COMMITTEE REPORTS

a. Property Management: Board chose Vesta Property Management Company. Contract sent to them. Our attorney commented on the “wise choice of a well-respected company”. Cambridge Property management was thanked for their years of service which will end January 31. Vesta will begin February 1, 2019. Community was reminded there will be a transition plan and asked for their patience. Further information will be coming to the community regarding the company, its contact number and emergency hotline number, etc.

- Susan said she included the entire board in review of the Contract, made many of the suggested changes in the final contract.
- Bob commented there should have been no extra costs for emailing. Tom responded there will be no costs for informational newsletter, only a charge for official business (annual meeting and Budget Workshop Meeting) which would only amount to \$428 annually.
- Bob also commented on the need for our financials to be provided prior to our board meeting on the 2nd Wednesday of each month, as requested in the scope of work and to which Vesta replied in the interview, they could meet that deadline, but the final contract said by the 10th of the month. Susan replied they will still try to meet our



deadline but did not want to be held to that due to bank holidays, etc. which are beyond their control.

A motion was made to approve the contract for the New Property Manager Vesta as written.

Motion: Susan Mulgrew

Second: Tom Ewert

Motion Carried 4-1 (Bob Polizzotto opposed)

b. Lakes Report:

- Steve Garbriel (Wedgewood President) spoke about the midge fly problem severely impacting the residents of Wedgewood to the point that they are unable to open their homes, doors, window, or use their lanai. Asked that they receive help to deal with this problem ASAP.
- Lake Committee Member Mims Mather presented a comprehensive plan for Lakes restoration and improvement (which will be funded from the 2019 Budget) which includes:
 - Aerators in test lakes (3 bids needed, still waiting on 1) to provide much needed oxygen and circulation.
 - Littoral planting installed to keep fertilizers from entering the lakes to restore those plants that have been lost and not replaced. Committee will request watering help from neighborhoods where planted until rainy season begins.
 - Plan requests all communities to restrain from applying insecticides and or fertilizers near the lake banks and to monitor their neighborhood landscapers in this process.
 - Plan includes request to Golf Course to do the same and to leave at least a one foot border around all lakes and to refrain from allowing any trimmings to go in the lakes, all of which contribute to the muck build up on the bottom which is breeding ground and food for the midge flies.
 - Committee will develop landscape standards in accordance with Collier County Biologists recommendations and disseminate to all Neighborhood Reps/Presidents and the Club.
 - Board reiterated this is a long term problem and will require a long term solution; there is no quick fix, but rather a comprehensive plan that starts with soil and water testing to help identify place for littoral planning in April, to possibly consider adding fish, to possibly consider dredging (extremely expensive) and noted there is funding in the 2019 budget for lakes improvement.
- A request was made to send final plan to all Neighborhood Presidents.
- Tom Guthrie suggested Shoo Fly Inspect Spray from Ace Hardware as an option to help with this problem. Can be sprayed on doors, windows, screens, etc. as a deterrent.

c. Allura Project Update: Katy Wrede

- Katy reported protests were held last Saturday Jan. 12 and Monday, Jan. 14, which was covered by WINK News.
- Next hearing with Planning Commission is tomorrow morning, Thursday, Jan. 17 at 9:00 AM in
- The next two Saturdays are also scheduled protests with signage
- Another hearing with the Board of County Commissioners is scheduled for February 26 at 9:00
- Both these meetings will be in the County Commission chambers, on the 3rd floor of the building at 3299 Tamiami Trail East
- You are encouraged to email your concerns and protests to Andy Solis, our County Commissioner

d. Bear Update: KatyWrede

- Senator Passidomo sent strong letter to the FWC to try to put pressure on them to answer strategic questions re Bears - big step forward.
- Our next step is to reach out County Commissioners (Lee and Collier) to try to get them to do similar letters to FWC
- There were four bear sightings in last 8 days at Mediterra after a 10 week hiatus- not good considering they were supposed to be hunkering down in semi hibernation. Please let Tim Richards of Mediterra (timr@mediterraca.com) know how many bear sights you have had (by month) for October, November, December and January)
- We would highly encourage someone to be a representative from our community attend a meeting, **Thursday, January 17 from 6 - 8 pm!** Mike Orlando from the FWC's Bear Management Program. Will be there to respond to your push re: what they are doing to control the bear population and what their endgame is

e. Preserve Report:

- Bob reported we had a violation from South Florida Water Management District (SFWMD). Bob met with SFWMD representatives, LJ, Earthworks and together they found a large area south of Rolling Pines that requires treatment for invasive plants. Earthworks has increased staff and has begun to eradicate the invasive plants. A follow-up treatment will be done in 2 weeks.
- Bob will be meeting with SFWMD next week to insure we are in compliance.
- Some Preserve trees and plants in golf course Preserve areas (in and along Preserve #3 golf hole) were cut and shouldn't have been. The Club has been directed in the past not to cut any plants in Preserve abutting golf course. May have to restore those plants.

- Public Comment from Elena Mola regarding issues with absence of a formal contract for Preserves; questioned if Earthworks has been treating according to Water Authority all these years and how we know if there's no contract. Bob stated that they are licensed to treat the Preserves which is governed by SFWMD. Over the years we've had the Preserves inspected by SFWMD and have been in compliance. It has been just this past summer that SFWMD has found us not in compliance.
- Tom Guthrie asked about the original quote of \$27,000 per year, versus the current \$5750 quarterly a decrease of \$4000 yearly. Bob replied the reduction is because they increased from 2 to 4 applications per year and deleted the cutting and care of the I-75 berm which was in original quote but is not part of the Preserve area.

f. Landscaping Report:

- Katy reported monthly walk through with Committee Member Vic Kleinfelter and Paul of Mainscape, to determine areas where vegetation still appears to be so overgrown that current sprinkler heads are not able to cover area properly
- Eliminated almost \$2000 in sprinkler replacement costs from Irrigation budget, however, there remains a current proposal to straighten heads, raise heads and add heads as well as valves that need to be excavated and replaced which we are still working on.
- Working with Mainscape to come up with a 3-phase plan as to a design for improving our landscaping this year. Clarification regarding where/how that money may be spent as we are limited as to what can be done on the sides of Strand Blvd. as much if not most abuts golf course, except for outside the main gate. Requested clarification of cost sharing for that land as Paul is also working on a plan for landscaping our sign out front.
- Stumps were cut and ground, however, there is a question on whether ALL the work on the proposal was completed. Need LJ to follow through with that. Will send picture of the uncut tree that is listed on the bid.

g. For Sale Signage: Tom withdrew this item from the Agenda pending further review.

h. Road Paving Estimate:

- Tom asked that we pursue quotes from engineering firms to do the specification for the proposed re-paving of Strand Boulevard. Bob agreed to work with Tom on this task.
- Public comment whether re-paving could be delayed and divert budgeted road paving money toward midge problem.

i. Wall Update/Bond Issue:

- Had hoped Wall construction permit would be approved by the County in December and start Livingston clearing, however, permit not received in time to meet requirement to be off the golf course by Jan. 10

- Project Manager Clay Winfield exploring starting clearing in April instead of May but do need to wait as we don't want to clear before Permacast is ready to put up panels.
- Road re-paving will not be started until wall is complete
- Bob expressed concern regarding the lack of hiring an Engineer at a cost of \$1200 as directed by a motion in a Board meeting to have Forge Engineering do this. It was not done. He checked on-line as to the reason for the denial of the permit and felt delay might have been avoided if the engineering had been done.
- Tom Guthrie replied Forge Engineering was not hired to review contractor specifications as approved by the Board, due to a need for expediency in getting permitting started. Waiting for the engineering review would have used up valuable time. Specs and drawings done by Permacast.
- No additional information at this time on Performance Bond. Our attorney is working on the Bond Issue.
- Bob mentioned that there is no delay penalty clause in the Permacast Contract. A scheduling / penalty clause with liquidated damages should be considered/added. Will request that our attorney look into this request.

j. Trophy Club Clearing:

- Trophy Club first came to the Board with a proposal to clear the West buffer of Trophy Club that was severely damaged in the Hurricane
- Three bids have been obtained, for \$27,000, \$17,850 and \$8000. Board requested one additional bid from landscape or clearing company to benchmark Allegro bid pricing. Mainscape was suggested.
- Question asked if this expense is cost shared with club since it is a property line landscape buffer; needs to be clarified. Bob mentioned that as part of the Cost Sharing agreement, he thinks all work in Landscape Buffer (LBE) area is shared with the Club.

k. Announcement of Annual Meeting/Election Procedures:

- Annual meeting will be Tuesday March 26 at 6:00 PM in Clubhouse
- Anyone wishing to run for the board must submit their "Intent to Run" form on or before February 19 and their candidate information form by February 24. Each neighborhood will receive information to be sent to residents and forms will also be available on the website.

l. ARB Requests:

A Motion was made to approve all the following ARB requests which had prior approval from their HOA:

5851 Rolling Pines- new roof

5937 Ashford Lane-new roof

5871 Marble Court-new roof

5835 Whisperwood- new roof

5921 Ashford Land- new paint color of front door

5875 Marble Court- exterior paint color-pending approval of HOA

Motion: Susan Mulgrew

Second: Katy Wrede

Motion Carried unanimously

m. Tailgating at Back Gate Problem:

- Lots of emails/comments received regarding this problem. Need help of all residents to monitor.
- Some options have been considered including hiring someone to monitor back gate, double trap gate system, speed bump at back gate when paving is done, waiting to ensure bar goes down before person behind can come through, timing of gate, etc.
- Need to have better follow through that includes deactivating the sticker of the resident who engages in allowing tailgating for their guests and/or vendors. It was noted that the updated Master Documents includes a provision that a member's gate codes can be deactivated if it is determined that an Owner willfully allows an unauthorized vehicle access to the Strand.
- Public Comment suggested a hefty fine be imposed on those guilty.
- Public Comment regarding Google directions to the Strand. The board replied it has been tried as a previous project but Google was not cooperative.
- Public Comment saying if everyone just waited the extra 3-5 seconds until bar comes down before moving on, it would work.
- Needs to be an article in Strand Newsletter and email blast regarding the inappropriateness of allowing tailgating.
- Need to work more closely with security at front to ensure they are following through with deactivating stickers if/when a resident reports a license of someone observed to be allowing tailgating at back gate.

9. PUBLIC COMMENTS

A Mango Cay Board Member asked if the Master Board is reviewing their request for discussion concerning the Mango Cay wall repair, clearing and related issues. Board indicated it would pursue, but no further public comment could be made at this time since this is a pending legal matter.



10. Motion to adjourn

A motion was made adjourn the meeting at 5:56 PM.

MOTION: Katy Wrede

SECOND: Tom Ewert

Motion carried unanimously

Respectfully Submitted, Katy Wrede, Secretary Master Board