

# Strand Single Family Homeowners Association

## -Approved Meeting Minutes-

**DATE:** October 24, 2019  
**TIME:** 1 pm Board of Directors meeting  
**PLACE:** The Strand Country Club & Spa, Naples, FL  
**Board of Directors meeting**

**Call to Order** : The meeting was called to order by President George Merrill and noted that a quorum was present at 1:00 pm.

President- George Merrill  
Vice President-Bill Young  
Treasurer - Bob Polizzotto (excused)  
Secretary - Richard Galash  
Director – Mitchell Dario  
Director – David Lee  
Director – Stephen Sturgis

Also in attendance was First Service Residential CAM Paula Davis and Regional Director for FirstService, Denise Ret. One homeowner was also present

**Proof of Notice** – Proof of notice was posted in accordance with notice requirements.

**Approval of Prior Meeting Minutes:** The meeting minutes from 9/26/2019 were reviewed. A motion by Secretary Galash to approve minutes of 9/26/2019 as presented was made and seconded by Director Sturgis. With all directors in favor, motion passed.

**Treasurer's Report:** Treasurer Polizzotto was excused from the meeting. The directors reviewed the proposed budget and have the financials for July, August and September to review.

### **Manager's Report:**

#### **I. Administrative Items:**

- Research and submit vendor invoices for payment
- Reviewed ARB requests
- Respond to homeowners inquiries
- Sent email blasts to homeowners re: irrigation and friendly reminders
- Followed up with Vesta for ARB's received
- Followed up with Vesta for Master payment FPL reimbursement
- Sent 5847 Whisperwood to legal for collection
- Sent statements to Hollywood for accounting
- Verified homeowners ledgers
- FPL account was placed on autopay

- Updated website with landscape walk through and other various items
- Reviewed the delinquency report for October
- Sent ARB approval letters 10/21/2019
- Sent roof cleaning notice

**II. Meetings Held:**

- Met with the President weekly to go over action items

**III. Pending Tasks:**

- Budget mailings and postings
- Finalizing the list ledgers that need credits for palms not trimmed – will require BOD to sign off

The Board discussed the status of the 5847 Whisperwood regarding the code violation with the County as well as the collection status.

**Master Board Liaison Report:** Vice President Young reported the road paving will begin the beginning of November. There was concern of the paving effecting the timing of tree trimming and mulch install.

**Old Business:**

- Hardwood Tree Trimming:** President Merrill went through the yards with Manny who will be trimming the trees. A large Ficus tree was on the proposal for \$1000. The homeowner will be asked if they want the tree trimmed and it will be at the homeowner's cost. The trimming is scheduled to begin November 11<sup>th</sup>.
- Review Mulch process with Leo Jr:** Leo Jr. will begin mulch install on October 31<sup>st</sup>. He has agreed to call if extra mulch is needed prior to purchasing more. There was a question of spraying for weeds prior. This will be followed up on.

**New Business:**

- Budget Review:** The board discussed the budget presented by Treasurer Polizzotto. The operating budget looked good. The board has a few questions regarding the reserve schedule. Treasurer Polizzotto with Directors Dario and Lee will be meeting to finalize the proposed budget. A Board of Director's meeting will be scheduled to approve the budget to send to homeowners.
- ARB's –** the following ARB requests were presented:

5899 Rolling Oaks  
Roof replacement

5868 Marble Court  
Driveway – leveled and painted

5965 Amberwood Drive  
Roof Replacement

5864 Marble Court  
Exterior Paint

5888 Marble Court  
Exterior Paint

A motion was made to ratify the ARB approvals presented by VP Young, seconded by Secretary Galash and with all directors in favor, motion passed.

- c. **Roof Committee**: VP Young, Directors Dario and Sturgis will inspect roofs and other issues once a month. They will report to Manager Davis to advise homeowner of the concern.
- d. **Street assignments for mulch and hardwood trimming**:The Board discussed that each take a street while the trimming and mulch install is taking place to address any issues.
- e. **Palm trimming**: President Merrill asked the board to assist Manager Davis in putting together a plan for next year’s palm trimming to avoid billing/trimming issues. Secretary Galash and Director Sturgis will assist with the plan.
- f. **Mailboxes**: The board discussed having the mailboxes painted. There is a reserve fund for this item. After discussion, President Merrill and VP Young will inspect the boxes to see if there’s a need for painting in 2020.
- g. **Sod Replacement**: Sod will be replaced in certain areas in the common areas where it’s necessary due to the drought. Leo Jr will provide a proposal for the November meeting.

**General Discussion**: The Board discussed the home with metal storm shutters that continue to be left down. The homeowner will be notified to paint them to match the home or take them down.

**Adjournment**: With no further business to discuss, VP Young motioned to adjourn meeting at 2:43 pm and Director Sturgis seconded. All in favor, motioned passed

Respectfully submitted by,  
Paula Davis, CAM  
FirstService Residential