

The Strand Home Owners Association

Board of Directors Meeting, 12/03/2019 - Approved Minutes -

DATE: December 3, 2019
MEETING: Directors Meeting / Budget Adoption
PLACE: The Strand Country Club & Spa, Naples, FL

Call to Order: The meeting was called to order by President George Merrill and noted that a quorum was present at 12:38pm.

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

Also in attendance was First Service Residential CAM Paula Davis

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

Approval of Prior Meeting Minutes: The meeting minutes from 10/24/2019 were reviewed. A motion by Director Sturgis to approve minutes of 10/24/2019 as presented was made and seconded by VP Young. With all directors in favor, motion passed.

Treasurer's Report: Treasurer Polizzotto stated the October financials had not been received. He would like all financials on a timely basis. He also had concerns with the delinquent home owners on the September financials. It showed \$47,000 owed. Manager Davis will run a current delinquent report for the status on the accounts. Treasurer Polizzotto also questioned the \$1100 in office expenses. A mailing went out in September.

Manager's Report:

I. Administrative Items:

- Submit vendor invoices for payment
- Sent ARC forms to Master Board/Vesta for approval
- Respond to homeowners inquiries
- 5847 Whisperwood – followed up on County Code Enforcement – forwarded link to BOD
- Sent statements to Hollywood for accounting

- Reviewed delinquency report for October – followed up with a few homeowners. Sent a certified letter to new homeowner with no contact info.
- Mulch issues were few – worked with Cliff on resolutions

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

Master Board Liaison Report: Vice President Young reported the road paving is complete. The median crossover's seams will be smoothed out. The back gate was replaced, the front gate was re-worked and new cameras were placed. The Preserves were to be cleaned up by 8/31/2019 and were not. Also the master did not post the budget on the website.

The directors discussed the schedule for the trimming along Rolling Pines. A schedule is to be given to Leo Jr. by Mainscapes to trim those hedges.

New Business:

- a. **Budget Adoption:** The budget for 2020 was reviewed. Change were made reducing the assessment amount to \$1260 from \$1275.

A motion was made by Treasurer Polizzotto to approve the budget as presented, seconded by VP Young and with all directors in favor, motion passed.

Old Business:

- a. **Mulch Install update:** The mulch is complete with no issues.
- b. **Hardwood trimming update:** The trimming hasn't started and Manny has not confirmed a start date.
- c. **Fine Committee:** no discussion was necessary at this time.

- b. **ARB's –** the following ARB requests were presented:

5886 Barclay Lane
Replace lanai cage.

A motion was made by Director Lee to approve the ARB presented, seconded by Treasurer Polizzotto 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.

Adjournment: With no further business to discuss, President Merrill motioned to adjourn meeting at 1:26pm and Treasurer Polizzotto seconded. All were in favor, motioned passed

Respectfully submitted by,
Paula Davis, CAM
FirstService Residential