

Strand Single Family Homeowners Association

DATE: May 30, 2019
TIME: 1pm 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 (via teleconference)
Secretary - Richard Galash
Director – Mitchell Dario
Director – David Lee
Director – Steve Sturgis

Also in attendance was Towne Properties CAM Paula Davis

1. **Approval of Prior Meeting Minutes:** A motion by Secretary Galash to approve minutes of 4/25/2019 minutes was made and seconded by Director Sturgis. With all directors in favor, motion passed.
2. **Treasurer's Report:** Treasurer Polizzotto discussed the April 30, 2019 financials. There were no significant expenses to discuss. There is \$126,151 in the cash operating account and \$13,837 in the working capital account. \$27,000 was moved to the reserve account from operating. This will need to be reversed making a \$33,000 surplus at the end of the year.
Kelley Raymond invoiced the master for electrical usage, \$1078 which is outstanding as well as the payment for concrete replacement. All in all everything's in good shape. The Board discussed the delinquencies for the end of April. All association fees are paid, one fine is still unpaid.

A motion was made by Vice President Young to accept the treasurer's report, seconded by Secretary Galash and with all directors in favor, motion passed.
3. **Manager's Report:** CAM Davis presented a report to the Board. The Palm tree trimming letters are ready to be mailed out. Bids for mulch have been received and will be presented to the board, the Spring (Summer) flowers will be planted with in the next couple of weeks and proposals for the hardwood tree trimming are being requested. The transition to First Service for property management was discussed. Manager Davis explained that she has been working on making sure all documents and important information is being transferred.
Vesta Property Management was contacted regarding ARB issues. Manager Davis will personally follow up to be sure they are sent to the Master board timely.

The Board discussed the Valhaber house and the condition it's in. It's in bad shape and was valued by a realtor for approx. \$318,000. Manager Davis will contact the County as there is a safety concern with the pool cage.

The Board also discussed enforcing the ARB process as homeowners are having work completed without submitting an ARB for approval. In the future homeowners may be subject to a fine if an ARB is not properly submitted.

4. **Master Board Liaison Report:** There will be a sign posted on the back gate stating "You are being Watched" to deter tailgating and entering through the gates unauthorized. The Master Board is discussing changing fertilization regulations around the lakes with adding a 10' buffer from the lakes. The Master Board is also discussing hiring an independent engineer for the paving project.

5. **Old Business:**

- a. **Palm Tree Trimming:** The trimming was discussed during the Manager Report. Manager Davis will be sure to give Leo Jr. updated, correct information.
- b. **Fine Committee Members:** Dennis Neider will chair and other members are: Phil Powell and Brian Nix.
- c. **Flower Install Update-** was also discussed during the Manager Report.

6. **New Business:**

- a. **New Property Management:** President Merrill discussed the meeting he and Vice President Young had with First Service. They were helpful, knowledgeable and professional. The management transition will begin June 1st. President Merrill felt confident with moving forward. In discussing operations with the VP and Regional manager of First Services, President Merrill felt they had all good answers. President Merrill and VP Young went over the contract with Travis. They removed the 4 hour limit of time of First Services, removed the \$75 for minutes and the \$60 charge for website maintenance. First Services verified there would be no set up fee including notifying the homeowners. The insurance information was given to the insurance agent who verified all coverages are not an issue.

A motion to accept the contract with First Service Residential was made by VP Young, seconded by Secretary Galash and with all directors in favor, motion passed.

- b. **Mulch Proposals:** Three mulch proposals were presented to the Board.
A+ Spreading - \$58,846
Four Season Lawn Care & Landscaping - \$55,215
Leo Jr - \$70,734

The Board discussed the savings to the community with A+ Spreading, but there is concern that mulch will not be completed properly with the proper coverage of 1 1/2 - 2 inches of mulch. They don't want to have unhappy homeowners as in the past with lower bids. After further discussion, VP Young & Secretary Galash

will contact references for satisfaction of work performed by A+. The discussion and vote will take place at the next board meeting after all the facts are gathered.

c. **ARBs:** The following ARB's were submitted for HOA approval:

5876 Marble Court
Roof Replacement

5902 Rolling Oaks
Roof Replacement

5950 Amberwood Dr
Roof Replacement

5879 Whisperwood Court
Exterior Painting

5851 Rolling Pines
Exterior Painting

A motion was made by Vice President Young to accept the ARB's submitted, seconded by Director Dario and with all directors in favor, motion passed.

7. General Discussion: President Merrill stated that every Board of Directors may be asked to help out with things that may need to be accomplished.

The erosion issue between the two homes on Amberwood was discussed. This is a homeowner issue and not an HOA issue. Gutters cannot be required if a homeowner chooses to not have them installed.

Adjournment: With no further business to discuss, Secretary Galash motioned to adjourn meeting at 2:31 pm and Director Sturgis seconded. All in favor, motioned passed

Respectfully submitted by,
Paula Davis, CAM
Towne Properties