

# Strand Single Family Homeowners Association

**DATE:** June 27, 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 (excused)  
Director – Stephen Sturgis

Also in attendance was First Service Residential CAM Paula Davis and RM Josh Meredith

1. **Approval of Prior Meeting Minutes:** A motion by President Merrill to approve minutes of 5/30/2019 minutes with the correction to the overstated reserve amount was made and seconded by Director Sturgis. With all directors in favor, motion passed.
2. **Treasurer's Report:** Treasurer Polizzotto discussed the May 31, 2019 financials. There were no significant expenses to discuss. There is \$94,000 in the cash operating account and \$13,837 in the working capital account. The reserve is overstated \$27,587 as it was moved incorrectly. This will need to be reversed and will reflect in the June financials.  
There are two aged receivables that will be looked into by Manager Davis.  
There is \$95 increase to Leo Jr. for the new home that has been added.  
The year end surplus is projected to be \$26,000.  
The Leo Jr. mulch invoice for an additional \$5959 was verified.

A motion was made by Secretary Galash to approve the payment to Leo Jr in the amount of \$5959, seconded by Director Sturgis and with all directors in favor, motion passed.

The total cost for mulch in 2018 is \$71,931.

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

3. **Manager's Report:** CAM Davis presented a report to the Board. All ARB's from the previous meeting that were accepted by the BOD were sent to the master and approved.

Letters of approval were sent out. All notices of Palm trimming were sent to homeowners along with the Welcome letter from FirstService. The transition is going well, all systems are being put in place. There has been communication with homeowners that have concerns.

All changes to the Palm trimming letters have been sent to Leo Jr, the landscape walk through schedule for July, August and September have been posted on the website. CAM Davis will continue to go through the website to update all forms to FirstService. The board discussed the landscape accountability report. They have not been receiving them. CAM Davis will contact Cliff to get them for the board. The pump station and rain sensors were discussed.

The concerns for the home on Whisperwood with the pool cage that has not been addressed was discussed. The county will be notified with the concern.

A motion was made by Director Dario to accept the manager report, seconded by Director Sturgis and with all directors in favor, motion passed.

4. **Master Board Liaison Report:** Vice President Young reported the wall is being replaced and should be completed at the end of the summer. The Master Board is holding a special meeting for the paving of Strand Blvd. The directors discussed the concern of speeding residents. There have been several complaints. It was discussed to send an email blast to homeowners regarding the concerns, asking the homeowners to report concerns if they see speeding. It will be noted on the blast that the concerns will be presented to the Master Board for further action if speeding is not corrected. The speed limit is 25 mph.

5. **Old Business:**

- a. **Palm Tree Trimming:** The trimming was discussed during the Manager Report. Trimming will begin on July 1<sup>st</sup>.
- b. **Flower Install Update-** President Merrill discussed reviewing the common areas. He would like to have the areas looked at to see what's old and needs to be replaced. VP Young and Secretary Galash will look at the areas and report their findings.
- c. **Property Management Update-** Josh Meredith of FirstService stated everything is on track. The complete transition of all records and financials can take up to 90 days. A statement will be sent out to all homeowners with information on setting up auto payments.
- d. **Mulch Proposals:** President Merrill discussed the mulch proposals. He stated his concerns of going with a new company. They included supervision, quality of work and quality of mulch. Treasurer Polizzotto discussed the good references received for A+ spreading as well as the decision being made by cost to install. Treasurer Polizzotto offered to supervise and verify bag count. The directors discussed the less than satisfactory results with lower bids in the past.

A motion was made by Vice President Young to accept Leo Jr's proposal for mulch at the cost of \$66,879, including Pine Straw at cost, seconded by Secretary Galash, with 6 directors in favor, Treasurer Polizzotto opposed, the motion carried 6-1.

**6. New Business:**

a. **ARB's –**

**5934 Amberwood Drive**  
Roof replacement

**5860 Marble Court**  
Exterior Paint

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

6. General Discussion: There was further discussion on receiving more feedback from Leo Jr regarding the rain sensors, battery changes and what they have going on. The landscape committee will set up a meeting with Leo Jr to go over any concerns and discuss better communication.

The hedges on Rolling Pines was discussed. Leo Jr charged \$750 to trim and it is the master board's responsibility. VP Young will contact Katy on the master board and discuss.

The board discussed Rolling Pines being a private road and there was concern of when the pavement needed replacement. Treasurer Polizzotto explained that Rolling Pines is included in the reserve funding and that homeowners are contributing to the fund. At the time repaving, the homeowners will sign an easement relieving the association of liability.

**Adjournment:** With no further business to discuss, Secretary Galash motioned to adjourn meeting at 2:41 pm and Director Sturgis seconded. All in favor, motioned passed

Respectfully submitted by,  
Paula Davis, CAM  
FirstService Residential