

Strand Single Family Homeowners Association

DATE: January 24, 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
Secretary - Richard Galash
Director – Mitchell Dario
Director – David Lee
Director – Robert Zyblut (via telephone conference)

Also in attendance was Towne Properties CAM Paula Davis and 2 homeowners

1. **Approval of Prior Meeting Minutes:** A motion by Director Dario to approve minutes of 1/10/2019 meeting was made and seconded by Secretary Galash. With all directors in favor, motion passed.
2. **Treasurer’s Report:** Treasurer Polizzotto reviewed the 2018 end of year financials. Questions from the board included the line of item of pre-paid, Treasurer Polizzotto explained those are pre-paid association dues, there are open invoices for work done in the accounts payable line. “Other Income” line is the cost of tree trimming that the homeowners repay to the association. Treasurer Polizzotto stated there were no obvious issues in December. There is a \$53,098 carry over from 2018. The financials are in very good shape. The billing to Clubside – their portion of electric for the fountains – will be invoiced to them. Kelley Raymond, staff accountant with Towne Properties will attend the next meeting to go over any questions the board has. A motion was made by Treasurer Polizzotto to approve the treasurer’s report, seconded by Secretary Galash, and with all directors in favor, motion passed.
3. **Manager’s Report:** Paula Davis, CAM, gave a brief report. Homeowners are continuing to be notified regarding cleaning roofs. An email blast was sent regarding homeowner safety due to break in’s that has been occurring. The new build on Amberwood was discussed. A letter has been sent to the new homeowner as well as the builder regarding the single door that is installed not being in compliance with the ARB that was submitted. The letter requested an updated, revised ARB to be submitted to the board for approval.

CAM Davis also reported that Ed Napier stated the 4G monitor for the pumps has been ordered and will be sent out at the end of January. Ed will keep us informed of status of install.

The board discussed the status of 8547 Whisperwood. Tom Ewert was unavailable to make comments of the legal status. Fines have been placed on the ledger, however they remain unpaid.

4. **Master Board Liason Report:** The master board discussed the issues with “Midge Bugs” which are a serious problem. There is thousands of tiny bugs that breed along the edge of the lakes. The master board is discussing options to alleviate the issue. They are looking into Bubblers for the lakes. The bugs are not disease carriers, just a great nuisance. A committee has been formed by the board to discuss options.

Old Business:

5. **Landscape Report:** There is an issue with White Fly affecting Ficas and Coconut trees. The board discussed considering this a HOA expense to ensure the treatment would be completed. Homeowners may not respond to Leo Jr’s proposal and it’s very important to treat so that it doesn’t infect more trees. The board discussed getting the cost to treat all trees affected.
A motion was made by President Merrill to spend no more than \$5000 to spray for active infestation of White Fly, seconded by Secretary Galash and with all in favor, the motion passed.
The other major issue is Ganoderma. This fungus affects Palm Trees and is very invasive. The trees need to be removed and no other palm may be planted in it’s place due to infected soil. Leo Jr will put together a list for mandatory removal of the trees. A motion was made by VP Young to send a letter to those on the list of homeowners with Ganoderma to have the tree removed in 30 days. Seconded by Secretary Galash and with all directors in favor, motion passed.

New Business

6. **General Discussion:** There was discussion regarding roof replacement and insurance companies. The homeowners will be sent a letter for their insurance company stating the HOA’s requirements which is full replacement if tiles can’t be matched.
The board also discussed having a homeowner survey regarding mulch color. There is discussion about going to one color as opposed to 4. One homeowner present suggested the focus be on the serious White Fly and Ganoderma issues and not mulch color.
7. **Next Meeting:** February 21, 2019 at the Strand Country Club– 1pm
8. **Adjournment:** With no further business to discuss, Treasurer Polizzotto motioned to adjourn meeting at 2:20 pm and Secretary Galash seconded. All in favor, motioned passed.

Respectfully submitted by,
Paula Davis, CAM
Towne Properties