

Strand Single Family Homeowners Association

DATE: February 28, 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 1:01 pm.

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

Also in attendance was Towne Properties CAM Paula Davis, 3 homeowners and Paul Duseau

1. **Approval of Prior Meeting Minutes:** A motion by Vice President Young to approve minutes of 1/24/2019 minutes with corrections was made and seconded by President Merrill. With all directors in favor, motion passed.
2. **ARC review – 5974 Amberwood:** Paul Duseau presented the plans for the putting green and retaining walls for 5974 Amberwood. He gave a description of the plans, materials that would be used and placement of the retaining walls. The board of directors discussed the different issues that may arrive and concerns they have. Stipulations would be in place such as no lights on the putting green, no play or noise after sundown as well as the HOA having no responsibility for the maintenance of the green. With more information necessary, the board will review when all information is received. The Master Board will approve if the HOA approves so that work can begin.
2. **Treasurer’s Report:** Kelley Raymond, Towne Properties Staff Accountant, was present and answered year end questions the board of directors had. Treasurer Polizzotto reported on the cash flow and balance sheet. There was a change to the balance sheet of \$93,000 uncollectable was removed from the balance sheet. Equity is \$398,296.23. \$79,368 was received from association fees. There is \$251,000 in reserves. All in all everything is in line.
3. **Manager’s Report:** Paula Davis, CAM, gave a brief report. She and President Merrill continue to meet weekly. The sidewalks and cages were checked with the help of Treasurer Polizzotto. A list is compiled of the sidewalks that need repair and CAM Davis will schedule with the contractor. The monitors for the pumps have been shipped out to Ed Napier and he will install when they come in. Currently a pump on Amberwood is down, Ed Napier is working with the supplier to honor the warranty. As soon as the parts are ready, he will complete the replacement.
4. **Master Board Liaison Report:** The Master board is encouraging all the associations to send an email out to homeowners with the Collier County Commissioner’s emails to ask them to vote no on the Allure Project. There is no activity on the wall project.

There is currently no permit. The light poles are getting repaired on Strand Blvd. There is a bear problem. The Master asked that if a bear is seen to report it. There was also discussion of VESTA needing to be aware of the rules and regulations as there has been construction work on Sundays. There were also complaints of cars driving very fast. Our Documents allows revoking the automatic pass if seen and reported multiple times.

Old Business:

5. **White Flies:** All white flies have been treated. Leo Jr. was instructed to treat white fly immediately if he sees them. The homeowners will be billed.
6. **New Build Update:** President Merrill spoke to the contractor regarding the front door. The board discussed the ARB for the front door and are waiting for further contact with the builder. The discussion was tabled.
7. **8547 Whisperwood** was discussed. There has been no response to the violation letters.
8. **Pump Monitors:** have been shipped out to Ed Napier who will install when they arrive
9. **Erosion issue 5910 & 5906** – the issue is being repaired by Leo Jr and the cost will be split with the HOA and two homeowners.
10. **Mulch Color Change:** The current plan for the mulch color is to offer cocoa brown and cypress only.

New Business

11. **Preparation for the annual meeting:** The board discussed which director was going to speak regarding:
Financials and rules and regulations – Treasurer Polizzotto
Irrigation and landscaping – Secretary Galash
Website and mulch – President Merrill
12. **General Discussion:** The board discussed sending out an email blast to homeowners with reminders of needing an ARB to do any work, owner responsibilities and other reminders that may be helpful.
7. **Next Meeting:** March 21, 2019 at the Strand Country Club– 1pm
8. **Adjournment:** With no further business to discuss, Treasurer Polizzotto motioned to adjourn meeting at 3:17 pm and Director Lee seconded. All in favor, motioned passed.

Respectfully submitted by,
Paula Davis, CAM
Towne Properties