

Strand Single Family Homeowners Association

DATE: March 21, 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 (excused)
Director – David Lee
Director – Robert Zyblut (absent)

Also in attendance was Towne Properties CAM Paula Davis and 3 homeowners.

1. **Approval of Prior Meeting Minutes:** A motion by Secretary Galash to approve minutes of 2/28/2019 minutes was made and seconded by President Merrill. With all directors in favor, motion passed.
2. **Treasurer's Report:** Treasurer Polizzotto received a hard copy of the 2017 Audit which will be posted on the website. There were no issues at all with the audit, the uncollectible was removed. The balance sheet shows \$280,000 in reserves and owner's equity at \$398,003 which is better than last year. All accounts are paid except for a few small charges which are late fees. Concerns for the irrigation and repairs cost were discussed and determined to be moved into the reserve expense.

A motion was made by Treasurer Polizzotto to re-class the \$2453 to reserves, seconded by President Merrill and with all directors in favor, motion passed. It was also discussed to pay the \$5000 white fly charges out of Working Capital account. A motion was made by Treasurer Polizzotto to take the White Fly charge out of the Capital Reserve account was made, seconded by Secretary Galash and with all directors in favor, motion passed.

3. **Manager's Report:** CAM Davis presented a report to the Board and discussed the cards to be distributed regarding website access for homeowners are ready to be handed out at the annual meeting, contractors have been contacted regarding the sidewalk repairs. One proposal was received and second was being received on Friday. The first proposal included the replacement of 5884 Marble Court.

A motion was made to remove 5884 Marble Court from the proposal and approve the sidewalk repair not to exceed \$5500, seconded by Secretary Galash and with all directors in favor, motion passed.

A second proposal for the replacement of the sidewalk at 5860 Marble Court was presented.

A motion was made by Treasurer Polizzotto to accept the proposal to be billed to both homeowners, seconded by Secretary Galash and with all directors in favor, the motion passed.

CAM Davis reported that Ed Napier was installing the monitors on the pump. The text notifications will go to Ed and Cliff from Leo Jr. Ed continues to work with the company to warranty the pump that is down at Amberwood. The homeowners of 5910 and 5906 Barclay will be billed \$400 each for the repair of the irrigation lines. A new list of dirty roofs needs to be made for notification to the owners. CAM Davis reported that the ARBs that are being submitted to the master has proven to be somewhat difficult however it should go well moving forward.

4. **Master Board Liaison Report:** The Master Board election was discussed. VP Young is the neighborhood representative and will cast the vote for the HOA. An email blast was sent to homeowners for their input. Some input has been received. A homeowner discussed the process with the board of directors. She feels the process should be revised with a member vote for the master election. Treasurer Polizzotto explained that it requires meeting of members to vote. The meeting can be called a “special meeting” so that homeowners present could express their vote as well as be educated of the process. It was discussed to make a vote at the 2020 Annual meeting as well as inviting the candidates. The Master also received the permit to begin the wall. Work should begin in April with removing vegetation and leveling the ground. It’s expected to be completed in August.
5. **Old Business:**
 1. **Ganoderma Infected Palms:** 2 homes have stumps that are infected with Ganoderma. The owners will be contacted to remove the stumps. There was discussion of possible fines if not done as Ganoderma can affect other homes.
 2. **Annual Meeting Preparation:** All the directors are prepared to discuss various items to present to the membership. The back gate access will also be discussed with the homeowners regarding “tailgating”, speeding and that the gate pass is a privilege that can be revoked if speeding continues.

New Business

3. **Email blast to homeowners:** CAM Davis presented a “Recommendations and Reminders from the Board of Directors” to be blasted to all homeowners with the hope that homeowners will utilize the website for landscape requests, ARB requests and other reminders.
4. **Updated ARB Form:** An updated ARB for was presented which now includes the days and times that work may be done. This will be placed on the website with the ARB requirements attached as well. Homeowners need to be aware of the process.
5. **ARB Ratifications:**
 - 5892 Marble Court - Roof Replacement
 - 5832 Whisperwood Court - Roof Replacement
 - 5974 Amberwood Drive - Putting Green/retaining walls
 - 5885 Rolling Pine Drive - Roof repairs/replacement

A motion was made by Treasurer Polizzotto to approve all ARB's, seconded by Secretary Galash, and with all directors in favor, motion passed.

6. **Sidewalk Cleaning:** President Merrill discussed with the board that Reliable Cleaning will attempt to clean the rust stains on the sidewalks when he does his regular cleaning. The stains are from the irrigation from the golf course.
7. **General Discussion:** A homeowner discussed the new house build on Amberwood. The board has spent a lot of time discussing the single front door. At this point the board has back away from making it a legal issue as there is other single doors through out the neighborhood. The landscape drawings will be looked at to ensure they planted as the plans show.
8. **Next Meeting: March 28, 2019 - at the Strand Country Club- 1pm Annual Member Meeting**
8. **Adjournment:** With no further business to discuss, Treasurer Polizzotto motioned to adjourn meeting at 2:11 pm and Secretary Galash seconded. All in favor, motioned passed.

Respectfully submitted by,
Paula Davis, CAM
Towne Properties