

## Strand Single Family Homeowners Association

**DATE:** September 26, 2019  
**TIME:** 1 pm 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 (excused)  
Director – David Lee (excused)  
Director – Stephen Sturgis

Also in attendance was First Service Residential CAM Paula Davis and Regional Director for FirstService, Denise Ret.

**Approval of Prior Meeting Minutes:** The meeting minutes from 8/22/2019 were reviewed. A motion by Secretary Galash to approve minutes of 8/22/2019 as presented was made and seconded by Director Sturgis. With all directors in favor, motion passed.

**Treasurer's Report:** Treasurer Polizzotto gave a report on the cash flow as the financials were not available at this time. Based on the cash flow report, everything looks in line. The end of the year surplus should be approximately \$34,000.

The board discussed the delinquency report and was happy to hear that all homeowners are current with the exception of one. That account will be sent to the attorney for collection. The proposed 2020 budget will be proposed at the October board meeting.

**Manager's Report:** Manager Davis reported the following:

**-Communication:**

Meetings with President Merrill continue on a weekly basis to discuss any upcoming issues, plans or tasks that need to be accomplished.

The homeowner accounts continued to be updated.

All delinquencies are paid with one exception which will be forwarded to the attorney for collection once the account balance is updated.

The website is being updated and with a few more updates will be complete. We've added a tab where homeowners may pay online. Will add a tab with address to mail payments and instructions.

**-Landscaping:**

The mulch color choices are coming in and being recorded. Leo Jr. will be given the updated changes.

-General Information:

The rules and regulations were sent to all homeowners via USPS as well as email blasted and posted on the website on September 9, 2019 for adoption on September 26, 2019.

The board discussed the home on Whisperwood with no power affecting the irrigation. Leo Jr will be called to install a battery operated to irrigate the lawn. The expense will be charged to the homeowner.

**Master Board Liaison Report:** Vice President Young reported that construction on the wall is coming along. The end of October is the possible end date of construction.

**Old Business:**

- a. **Cul-de-sac Update-** The project of updating the Cul-de-sacs on Amberwood is complete. All the old plantings were removed and cleaned out. The sprinklers were installed and sod was placed in new areas.
- b. **Proposals from Leo Jr:** proposals were presented in the amount of \$3600 to beautify the areas on the Barclay triangle and replace sod in common areas where needed.

A motion to approve the \$3600 expense from Leo Jr was made by Treasurer Polizzotto, seconded by Secretary Galash and with all directors in favor, motion passed.

**New Business:**

- a. **Revised Rules and Regulations Adoption:** After discussion,

A motion was made by Secretary Galash to approve the revised rules and regulations, seconded by Director Sturgis and with all directors in favor, motion passed.

One change on the Rules and Regulations will be sent out to homeowners regarding the speed limit within the HOA's streets.

- b. **ARB's –** the following ARB requests were presented:

5907 Rolling Oaks  
Roof Replacement

5921 Amberwood  
Roof Replacement

5835 Whisperwood  
Removal of trees

5868 Marble Court  
Exterior Paint

5949 Amberwood  
Exterior Paint

A motion was made to ratify the ARB approval for 5907 Rolling Oaks was made by Secretary Galash, seconded by Director Sturgis and with all directors in favor, motion passed.

A motion to approve presented ARBs was made by Secretary Galash, seconded by Director Sturgis, with all directors in favor, motion passed.

**General Discussion:** The Board discussed a homeowner's concern of drones being used in the evenings. Manager Davis will contact the homeowner for more details. There is also a contractor that continues to work after the stated working hours of 5pm. The homeowner will be notified.

**Adjournment:** With no further business to discuss, Secretary Galash motioned to adjourn meeting at 2:15 pm and Director Sturgis seconded. All in favor, motioned passed

Respectfully submitted by,  
Paula Davis, CAM  
FirstService Residential