

# The Strand Home Owners Association

## Board of Director Meeting, 10/22/2020 - Approved Minutes -

### **Board members present:**

- President – George Merrill
- Vice President – William Young
- Treasurer – Robert Polizzotto
- Secretary – Dick Galash
- Director – Stephen Sturgis
- Director – Mitchell Dario
- Director – David Lee

### **Others in attendance:**

- Jorie Holtman – Strand Property Manager

### **Call to Order:**

President George Merrill called the Board of Directors meeting to order at 1:00 pm.

### **Certification of a Quorum:**

A quorum was established.

### **Proof of Meeting Notice:**

Proof of notice was e-blasted out posted on-site at Amberwood and Whisperwood, and posted on the website.

### **Approval of Prior Minutes:**

- 9/24/2020
  - Will approve at the next meeting

### **Treasurer's Report:**

- September Financials
  - Received the financials the same day as the BOD meeting, not enough time to review.
  - Will approve the September financials at the next meeting
- Budget meeting
  - Master Association postponed their Budget Adoption meeting until 10/26/2020
  - Strand HOA quarterly fees are estimated at \$1260

### **Managers' Report:**

- Audit
  - Email sent to Auditor – no response received
- Roof Cleaning Update
  - Two people responded that they are fighting with the insurance company
  - 5848 Whisperwood - one owner said they already cleaned their roof. Jori Holtman to get roof cleaning receipt.

- Dirty roofs – Unless the owner can produce a signed contract that the roof is going to be replaced, all dirty roofs need to be cleaned within 30 days of notification.
- Solar Panels – Florida statute states you cannot deny, or stop, solar panels from being installed, but the Board can still regulate the location of where the solar panel will be installed.
- Delinquency Report
  - Delinquency report was as of 10/21/2020
    - Reminders emails were sent to those on the report

### **Old Business:**

- 5884 Whisperwood
  - Source of water leak could not be found
  - Sinkhole has been filled in and is no longer a safety hazard
- Damaged Concrete
  - Bill Young to contact DMI to have them take a look at the six repair in question
- Mulch Update
  - Email blast sent to all owners with November 1<sup>st</sup> being the deadline for changes
  - Mike Shields to send mulch email blasts street-by-street
  - Any owner who didn't have an email address, we called
  - Mulch will be laid, then the sidewalks will be cleaned.
- Leases/Sales/ARBs
  - 5974 Amberwood – Geiss
    - Generator ARC
    - Cannot approve – need permit
  - 5902 Barclay - Ricciardi
    - Landscaping and cage extension ARC
    - Cannot approve – need permit
  - ARB Committee
    - Bill Young and Mitch Dario appointed to the ARB Committee
    - ARBs need to be submitted to the Jori Holtman at least 10 days prior to the routine monthly BOD meeting
- 5847 Whisperwood
  - Dick Galash met with the Property Manager Josiah to review the work that needs to be done on the house.
  - The roof is in the process of being repaired
  - The pool cage permit has been applied for. The pool cage will be on the exact same footprint as the original pool cage
- Miscellaneous Charges Update
  - This is being looked into by Denise Ret – Regional Director at FSR
- Lake Cleaning Update
  - Discussion regarding stocking the lakes

*Bill Young made a motion to approve the 5894 Barclay roof ARB, seconded by Dick Galash. With all the Directors in favor – motion passed.*

### **New Business:**

- Cost for speed signs
  - The cost ranges between \$20 & \$30 – need 12 ft. poles and both signs and poles need to be purchased from the same place.

- A total of six Speed Limit signs indicating 20mph, five 12 foot poles, and installation Not To Exceed \$1000

*Bob Polizzotto made a motion to move forward with purchasing six 20mph Speed Limit signs, five 12 ft. poles, and the cost of installation **Not To Exceed** \$1000, seconded by Dick Galash. Directors George Merrill, Bill Young, Dick Galash, Steve Sturgis, David Lee, and Bob Polizzotto in favor, Mitch Dario not in favor – Motion Passed*

- CenturyLink Boxes
  - Jori to contact CenturyLink to see about getting all the unused boxes removed
- Fall Flowers
  - In process of being installed and are the same price as last year.
- Sod replacement
  - Approx. \$3000. Jesus at Leo Jr. has the information

Bob Polizzotto made a motion to move forward with approving the common area sod replacement at a cost Not To Exceed \$3000, seconded by Dick Galash. With all the Directors in favor – Motion Passed.

**Next Board Meeting:**

- 11/19/2020

**Adjournment:**

*Dick Galash made a motion to adjourn the Board of Directors meeting, seconded by Steve Sturgis. With all the Directors in favor – motion passed.*

Respectfully submitted,  
***Jorie Holtman, LCAM***  
Strand Property Manager