

# The Strand Home Owners Association

## Board of Director Meeting, 8/27/2020 - Approved Minutes -

### **Board members present:**

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

### **Others in attendance:**

- Jorie Holtman – Strand Property Manager (called-in)

### **Call to Order:**

President George Merrill called the Board of Directors meeting to order at 12:56 pm.

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

A quorum was established.

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

Proof of notice posted on the website and emailed out to all Strand homeowners.

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

- 6/25/2020

*Dick Galash made a motion to approve the 6/25/2020 meeting minutes, seconded by David Lee. With all Directors in Favor - Motion passed.*

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

- Bob to address at the September 24<sup>th</sup> meeting
- Budget meeting to be scheduled once preliminary budget is received from Bob. Attendees will be Bob Polizzotto, David Lee, Mitch Dario, Jori Holtman, and Denise Ret

### **Managers' Report:**

- Audit:
  - Per Leslie Minoff (Auditor), they should be able to give us a Draft in the second week in September.
- Roof / Driveway Cleaning:
  - George Merrill and Jori Holtman drove around the Strand HOA inspecting roofs and driveways:
    - 5935 Barclay – Dirty House
    - 5922 Barclay – Dirty Roof, David Lee to speak to owner
    - 5887 Barclay – Dirty Roof needs Replaced (wants email sent to him)
    - 5966 Amberwood – Dirty Roof

- 5942 Amberwood – Roof and Driveway dirty, weeds growing in gutter. Dick Galash to see if he can get some information to allow us to contact homeowner.
- Delinquency Report:
  - 5942 Amberwood (Tiseth) – no payment received, will be sent to attorney

### **Old Business:**

- Mailbox Repair – Completed
  - If anyone calls for a repair to their mailbox, or the purchase of a new mailbox, they need to contact Northern Contracting. Cost is homeowner responsibility.
- Palm Tree Trimming
  - All charges for trimming have been added to owners account. Will be invoiced on the October 1<sup>st</sup> Quarterly Statement.
  - All trimming invoices have been submitted for payment
  - Summary of palms trimmed by address to be added to website
- Harwood Trees
  - Trimming is completed and invoice submitted. Annual trimming will be done as needed by Leo Jr. found during their scheduled walkthroughs.
- 5847 Whisperwood
  - Josiah Tripp is the contact for the property concerning the property cleanup.
  - Jori Holtman working with gate to allow Josiah Tripp access
  - Jori Holtman to give Josiah Bill Young and Dick Galash's contact information so they can personally view with him if necessary.
- Mulch – Bag price remains the same as last year
  - October 1<sup>st</sup> – first mulch letter to be sent out
- Lake Cleaning

### **New Business:**

- Insurance
  - All insurance policies are paid
  - Need to get confirmation about putting insurance policies on website. George will contact Mike Shields to see if this is routinely done by other HOAs
- Sidewalk/Curb Cleaning
  - George and Bill will review with Jesus with Leo Jr. their proposal to clean sidewalks and curbs since reliable monitoring no longer does pressure washing. George and Bill will report back at the next BOD meeting on September 24<sup>th</sup>.
- Weekly Watering
  - Board has decided to continue irrigation watering 2x weekly. Will be discussed again next month.
- FEMA
  - Right of Entry filled out with county, confirmation email received to help clean up after hurricanes.
- Envelopes and Statements
  - We are reviewing the possibility of putting a notice on the envelope indicting the Strand quarterly statement is enclosed. We are also considering either mailing a letter or sending an email blast out discussing the collection procedure.
- ARB's
  - 5831 Whisperwood – Roof

*Dick Galash made a motion to approve the ARB for 5831 Whisperwood, seconded by Steve Sturgis. With all the Directors in favor – motion passed.*

- 5892 Marble Ct – Exterior Painting

*Dick Galash made a motion to approve the ARB for 5892 Marble Ct., seconded by Mitch Dario. With all the Directors in favor – motion passed.*

- 5880 Marble Ct – 250 Gal. Tank

*Bill Young made a motion to approve the ARB for 5880 Marble Ct., seconded by Dick Galash. With all the Directors in favor – motion passed.*

- Sales and Leases
  - 5902 Barclay (Grant)
    - Jori Holtman to send the Estoppel to the Board.

**Next Board Meeting:**

- 9/24/2020

**Adjournment:**

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

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