

The Strand Home Owners Association

Board of Director Meeting, 9/24/2020 - Approved Minutes -

Board members present:

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

Others in attendance:

- Jorie Holtman – Strand Property Manager
- Denise Ret – Firstservice Regional Director (Called-In)

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:

- 8/27/2020

Dick Galash made a motion to approve the 8/27/2020 meeting minutes, seconded by Steve Sturgis. With all Directors in Favor - Motion passed.

Treasurer's Report:

- Should have a carry-over at the end of the year of approx. \$45,000
- Reserves are on track
- Budget is a draft. Board needs to see what the Master Association does before they can vote and adopt the budget.
- Discussion regarding invoice charges and amount on contract with Denise Ret from Firstservice. Denise to look into the questions the Board has and will get back to them.

Bob Polizzotto made a motion to approve the July and August 2020 financials, seconded by Dick Galash. With all Directors in Favor - Motion passed.

Managers' Report:

- Audit:
 - Per Leslie Minoff (Auditor), she is bringing in another auditor to help her and should have a draft of the audit t the Board sometime next week.

- Roof / Driveway Cleaning:
 - All owners who received a letter regarding their roof, have cleaned their roof.
 - One Barclay home remains whose roof and the front of their home is dirty. Jori to email owners.
 - George and Jori did another ride-around the community and came up with a list that included dirty roofs, dirty driveways, the lifting-up of pavers due to tree roots, and palms trees (dead/dying palms).
 - Board decided not to do the driveways and the lifting-up of the pavers at this time
 - Letter and an email will be sent to owners with violations
- Delinquency Report:
 - A couple payments have been made for the 4th quarter fees
 - Jori to send the BOD an updated Delinquency & Prepaid report

Old Business:

- Lake Cleaning
 - Mitch has received several complaints in writing regarding the lakes and the bad condition they are in currently.
 - Lakes are the responsibility of the Master Association, and the letters will be given to them.
- 5847 Whisperwood
 - Investment company who purchased home will be putting an extensive amount of money into the home
 - Roof recently had a leak and had to call for an emergency repair
 - Will be putting in 2 new air conditioners
 - The hot tub will be removed
 - Will be redoing the entire master bathroom, guest bathroom, and kitchen (walls will be removed)
- Sales/leases/ARBs
 - 5894 Barclay - Roof ARB

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:

- Hole in Asphalt
 - 5884 Whisperwood has a 12x12 hole at the end of the driveway in the street
 - Onyx was scheduled to meet with Bill Young to review hole and concrete gutters
 - Bill Young and Onyx also reviewed the concrete gutters
- Cost for Signs
 - Jori to get pricing on signs/poles and send to Board

Next Board Meeting:

- 10/22/2020

Adjournment:

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

Respectfully submitted,
Jorie Holtman, LCAM
 Strand Property Manager