

The Strand Home Owners Association

Strand BOD Meeting Minutes, 1/14/2021 - Approved Minutes -

Board members present:

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

Others in attendance:

- Jorie Holtman – Strand Property Manager
- Barclay owners
- Amberwood owners

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 and posted on-site at Amberwood and Whisperwood, and posted on the website.

Approval of Prior Meeting Minutes:

- 11/19/2020 – BOD Meeting
- 12/07/2020 – Budget Workshop
- 12/07/2020 – BOD Meeting

Bill Young made a motion to approve the 11/19/20 BOD meeting minutes, the 12/7/21 Budget Workshop meeting minutes, and the 12/7/20 BOD meeting minutes as written, seconded by Stephen Sturgis. With all the Directors in favor – motion passed.

Treasurers Report:

- All 4th quarter accounts have been paid, one account sent to the attorney
- Amount in the CAP-CON does not equal the amount of sales for 2020
 - Jori to research with accounting

Bob Polizzotto made a motion to approve the December 2020 financials, seconded by Mitch Dario. With all the Directors in favor – motion passed.

Master Board Update (Bill Young):

- Spoke about the cable package, back gate, metal roofs, and new transponders

Managers' Report:

- Delinquency Report:
 - Fees are due at the end of the month
 - Reminder emails will go out about 10-12 days before the end of the month
- Purchases:
 - 5855 Rolling Pines (accepted)
 - 5935 Barclay (accepted)
- ARBs:
 - 5902 – Ricciardi
 - 5847 Whisperwood (Pool Cage)
 - 5884 Marble Ct (pool Cage)
 - 5949 Amberwood – Thompson (Roof)
 - Permit for tank and generator

Mitch Dario made a motion to approve 5949 Amberwood, 5974 Amberwood, and 5965 Amberwood, seconded by Bill Young. With all the Directors in favor – motion passed.

Old Business:

- Damaged Concrete – DMI Proposal:
 - Proposal for \$3000
 - Work to be done on 1/27/21

Bob Polizzotto made a motion to approve the \$3000 DMI proposal, seconded by Mitch Dario. With all the Directors in favor – motion passed.

- 5935 Amberwood:
 - Lengthy discussion regarding the on-going issues at this address. Several homeowners who live next to this address expressed their concern and want something done.
- Lake Cleaning (Strand Master):
 - Looking to possibly install aerators and littorals, and run the electricity for the pumps into an electrical box.
- Amended ARB Form:
 - Form was amended to add that the ARB form needs to be received 10 days prior to the monthly BOD meeting. Form has been uploaded onto the website.
- Land Line Boxes:
 - Bob Polizzotto working on this issue with CenturyLink

New Business:

- Strand 2020 sales report
 - Information on the 2020 sales report and CAP-CON sent to Bob Polizzotto
- Annual Meeting
 - Discussed dates for the annual meeting, decided on 3/18/21 which is one week before the Master Annual meeting.

Adjournment:

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

Respectfully submitted,
Jorie Holtman, LCAM
Strand Property Manager