

The Strand Home Owners Association

Strand BOD Meeting Minutes, 3/11/2021 - 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 and posted on-site at Amberwood and Whisperwood, and posted on the website.

Approval of Prior Meeting Minutes:

- 2/25/2020 – BOD Meeting

Dick Galash made a motion to approve the 2/25/21 BOD meeting minutes, seconded by Bob Polizzotto. With all the Directors in favor – motion passed.

Treasurers Report:

- January Financials
 - February financials not ready due to scheduling the March BOD meeting early
- Approx. \$137k in cash
- \$17,000 in working capital (plus \$1000 that will be transferred)
- Reserves \$282k
- Nothing outstanding
- Delinquency report – everything is up to date
- Received official audit that will be posted
- Everything else is good – no issues

Bob Polizzotto made a motion to approve the January 2021 financials, seconded by Mitch Dario. With all the Directors in favor – motion passed.

Master Board Update (Bill Young):

- Master annual meeting scheduled for the 25th

- Email blast to be sent out to all Strand HOA regarding annual vote

Managers' Report:

- Delinquency Report:
 - No delinquencies
- Purchases:
 - No purchases
- ARBs:
 - 5864 Marble Ct – Bonomo (Generator)

Old Business:

- Speed Signs
 - Installer to invoice \$750. Jori to get W9 from vendor to set up in AVID
- Roofs
 - In process
- Lake Cleaning
 - All the lakes are owned by the Club, and maintained the Strand Master
 - Master association is looking into hiring a new lake management company
 - Looking into possible manually raking some of the lakes
 - Also looking into putting in bubblers for aeration
- Land Line Boxes
 - Bob working on

New Business:

- Leo Jr Contract
 - No increase since 2017
 - 3% increase, \$645 more per month, \$7,740 more per year
 - Approve the contract contingent upon the discussed changes
- Annual Meeting Discussion
 - Bob Polizzotto to present an update of the financials, documents changes, and fountains
- Board Member Certification
 - Board certification link sent out to all board members. Will check with Sherri when she returns
- George Merrill
 - The Board thanked George for his service on the Board, and as President
 - George mentioned that he is available for big projects such as trimming of the hardwood trees, palm trees, mulch, etc.

Adjournment:

Bob Polizzotto made a motion to adjourn the Board of Directors meeting, seconded by Bill Young. With all the Directors in favor – motion passed.

Respectfully submitted,
Jorie Holtman, LCAM
Strand Property Manager