

# The Strand Home Owners Association

## Annual Members Meeting Minutes, 3/18/2021

### - Unapproved Minutes -

#### **Board members present:**

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

#### **Others in attendance:**

- Jorie Holtman – Strand Property Manager

#### **Call to Order:**

President George Merrill called the Annual Members Meeting to order at 1:00 pm.

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

A quorum was established

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

Proof of notice posted on the website, mailed out twice per Florida statutes, and posted on two different signs in the neighborhood in accordance with notice requirements.

- 1<sup>st</sup> Notice of Annual Meeting was mailed on 1/14/21
- 2<sup>nd</sup> Notice of Annual Meeting was mailed on 2/21/21

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

- 3/19/2020 Strand HOA Annual Members Meeting Minutes

*David Lee made a motion to accept the 3/19/2020 Strand HOA Annual Meeting minutes, seconded by Mitch Dario. With all the Directors in favor – Motion Passed.*

#### **Treasurers Report: - Bob Polizzotto**

- Current Assets \$114,871
- Restricted Funds \$280,390
- Other Assets (utility deposits) \$824
  - **Total assets \$396,085**
- Total Liabilities \$41,956
- Total Reserve Liabilities \$280,390
  - **Total Liabilities \$322,346**

#### **Presentation (Financials/Documents): - Bob Polizzotto**

- All documents, regulations, and new restrictions are all found on the Strand HOA website
  - The Master documents overrule the neighbor documents
  - Hierarchy order is State, Master, and then neighborhood
- ARB Form (modification request – exterior of home, landscaping, etc.) – **David Lee**
  - Found on the Strand HOA website
  - Information needed: Vendor liability and work comp insurance information, business license, color sample of paint/roof, diagram/sketch (if landscaping), permit, and a minimum of 30 days' notice.

- Strand Master Documents – **Bob Polizzotto**
  - Examples of some possible changes to the Master documents are:
    - Propane tanks
    - Only 2 pets allowed per home
    - Minor maintenance on vehicles must be done in the garage
    - Cars cannot be left in the driveway while owners are traveling or on vacation – after three weeks the vehicle(s) can get towed
    - No more political signs can be displayed in yards

### **Master Board Update: - Bill Young**

- The neighbor representatives (all 14) vote for the Master Association members
- Nine members are running for the Master Board this year
- The Master Board hired Solitude Lake Management
- LCD arms have been added to the gate with break-away bolts
- The lawsuit between Mango Cay and the Master has not been settled yet
- Wedgewood submitted painting colors to the Master which were not approved. Wedgewood continues to paint so the Master files an injunction to make them stop
- An owner on Whisperwood complained about the noise from 75 and asked if the Master could put trees in as a noise barrier. The Master is not interested in putting in any trees.
- Clubside is going to paint and submitted 4 colors to the Master. All 4 colors were approved. The Master wants Clubside to work in conjunction with Pinnacle who will also be painting.
- Bill Young asked all those who were in attendance three different times if anyone needed a ballot to vote for the Master Board members. Bill then collected the ballots that were turned in, and put them upside down in a box to tally later.

### **Landscaping: - Dick Galash**

- The relationship with Leo Jr. is continuing on a positive note
- Leo Jr. has implemented a walk-around. The scheduled for that is on the website
- The landscape form is on the website which is faster and easier if you want to get something done
- Mulch color changes can be done on the website
- Hardwood tree trimming has been done on a 2 year basis but that will be changed. The Board will have several streets done one year, then the other streets done the following year, and in-between that, when they do their walk-around, if they see that there are braches creating a problem, they will get trimmed even if it's not the owners year. This change will start this year.
- As a reminder regarding yard waste – Leo Jr. will take away tree trimmings up to 2 inches in diameter. For larger pieces, the county comes once a week and will take them.
- The Palm tree trimming record for each property is listed on the website. Owners can go on the website and make appropriate changes.

### **Board President Update: - George Merrill**

- Mailboxes – owners are responsible for the repair, replacement, and upkeep of their individual mailboxes. The Board puts away money for mailboxes every 5 years to do minor changes
- Working with Mike Shields to access the Strand HOA website via phone The configuration and cost will be researched and brought to the Board.
- The Board is in the process of putting a 20 mph speed sign on every Strand HOA street
- The signs and poles came in, have hired a contractor, just waiting to schedule the install

### **Announcement: – Bob Polizzotto**

- Today is George Merrill's last day on the Strand HOA BOD. George has served the Board and community well, and will be missed. George will continue to work on projects in a committee.
- There was no Strand HOA election this year since there are 7 open positions, and 7 applicants. Sherri Dorrill is the new member on the Strand HOA BOD.

**Proxy Vote Results: – Jori Holtman**

- Rolling over the excess funds to CY2022 – Vote Passed
  - 60 votes In-Favor of rolling over the excess funds
  - No “Not In-Favor” votes received
- Waive the audit at the end of the fiscal year 2021 – Vote Passed
  - 53 votes In-Favor of waiving the audit
  - 7 votes Not In-Favor of waiving

**Election of Master Board Candidates: - Bill Young**

- Bill Young, the Neighborhood Representative, handed out ballots listing the Master Board Candidates and asked all members present to vote for the candidates for the Master BOD. Prior to the Organizational meeting, the ballots were tallied and Bill Young informed the Board that the results show 4 candidates with a majority of votes and 4 candidates in a 50/50 tie.

**Adjournment:**

*Bob Polizzotto made a motion to adjourn the Annual Members Meeting, seconded by Steve Sturgis. With all the Directors in favor – Motion Passed.*

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