

# The Strand Home Owners Association

## Strand BOD Meeting Minutes, 4/22/2021 - Approved Minutes –

### **Board members present:**

- President – Mitch Dario
- Vice President – Open
- Treasurer – Bob Polizzotto
- Secretary – Dick Galash
- Director – Stephen Sturgis
- Director – Sherri Dorrill
- Director – David Lee

### **Others in attendance:**

- Jorie Holtman – Strand Property Manager

### **Call to Order:**

President Mitch Dario 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/Whisperwood, and posted on the website.

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

- 3/11/2021 BOD Meeting
- 3/18/2021 Organizational Meeting
- 3/26/2021 BOD Special Meeting
  - Attorney James Boatman's name to be corrected to Attorney Joseph Bare in two areas of the special meeting minutes

*Bob Polizzotto made a motion to approve the 3/11/21, 3/18/21, & 3/26/21 meeting minutes, seconded by Dick Galash. With all the Directors in favor – motion passed.*

### **Treasurers Report:**

- Lengthy discussion regarding the Reserves
  - Reserve discussion tabled

*Mitch Dario made a motion to table the Reserve discussion until the upcoming budget season, seconded by Steve Sturgis. With all the Directors in favor – motion passed.*

- Re-Paving

*David Lee made a motion to update the re-paving estimates from either a reserve study, or a contractor, seconded by Steve Sturgis. With all the Directors in favor – motion passed.*

### **Master Board Update (Bob Polizzotto):**

- Attended the Master BOD Meeting – 4 Board members were present, 3 were absent
- Master Board election was held on 3/30/21
  - Newly appointed board member resigned due to selling their house
  - Board appointed Tom Eggleston who was then elected him as President
- Will be doing an Architectural Landscape Review of the front gate
- Discussed the back gate/transponder issue

### **Managers' Report:**

- Delinquency Report:
  - No delinquencies since the due date is at the end of the month
- Procedure for New Owner Gate Access:
  - Bob to bring this issue up at the next Master BOD meeting
- Sales/Leases
  - 5885 Rolling Pines
  - 5879 Whisperwood
  - Discussion regarding raising the capital contribution – will require a document change
- ARBs:
  - 5847 Whisperwood – Roof (Permit needed)
  - 5864 Marble Ct. – Generator (Need more information – has 2 contractors)
  - 5835 Whisperwood – Pool Deck/Cage Replacement
  - 5957 Amberwood – Generator (Permit needed)
  - 5836 Whisperwood – Generator (Permit needed)
  - 5902 Barclay – Cage Extension (**APPROVED**)
  - 5884 Whisperwood (**APPROVED**)

*Bob Polizzotto made a motion to approve 5902 Barclay and 5884 Whisperwood, seconded by Sherri Dorrill, With all the Directors in favor – Motion Passed*

### **Old Business:**

- Hardwood Trees
  - Still in negotiations
- Palm Trees
  - Plan is to email each resident what was done in their yard last year. If owners wants to make a change after the final date, the owner will be responsible for the charge.
- Roofs
  - Steve Sturgis and Jori to make monthly trips around the neighborhood
- Contractors
  - Cannot enforce vendors working on the inside of homes, but need to remind home owners that vendors working on the exterior of the home need to have the proper insurance and license
- Land Line Boxes – CenturyLink
  - Bob Polizzotto to call CenturyLink again
- Speed Signs
  - Sherri Dorrill to bring quotes for 6 new speed signs, that will match the others in the Strand, to the net scheduled BOD meeting.

### **New Business:**

- Master Board ARB Notification
  - Continue with current process, and send an updated ARC spreadsheet to VISTA for their files
- Lawyer Cost for Review of Master Board – Director Voting
  - Invoice has been received and submitted for approval
- Spring/Fall Flower Quote
  - Sherri Dorrill to work with Dick Galash on the Leo Jr flower quote

- BOD Open Positon
  - Email to be sent out to the BOD with the candidates
- Landscape Request Form Procedure
  - Dick Galash to work with John Olivieri on the procedure
- Board Member Certification
  - All certifications received
- FSR Contract
  - Mitch Dario, Bob Polizzotto, and Steve Sturgis have a meeting with Denise Ret, FSR Regional Director next week.
- Landscape Contract
  - Requesting a change in three areas
    - Hand mowing would be up to Leo Jr.
    - During months Nov. – Mar when they are not mowing as much, they will be blowing and picking up leaves.
    - Debris left at curb that is less than 2” in caliber, and debris that fits into two 50 gal containers will be removed and disposed of

**Adjournment:**

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

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