

The Strand Home Owners Association

Strand BOD Meeting Minutes, 5/20/2021 - 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:

- 4/22/2021 BOD Meeting

Dick Galash made a motion to approve the 4/22/2021 BOD meeting minutes, seconded by Steve Sturgis. With all the Directors in favor – Motion Passed.

Board Member Nominee & Appointment

- Four nominees – one open position on the Strand HOA BOD

Dick Galash made a motion to move forward with nominating George Merrill to fill the open position on the Strand HOA BOD, seconded by Steve Sturgis. With all the Directors in favor – Motion Passed.

Treasurers Report:

- Strand HOA Financials not available for this meeting
- 5876 Marble Ct – confirmed that the \$500 was received
- Electrical invoices were sent to the Master and to Club Side for their use
- Reviewed the new Florida legislature Rules & Regulations
- Discussed the automatic valves/timers invoices that are being received

Master Board Update (Mitch Dario):

- Mitch Dario attended the Master BOD Meeting with Bob Polizzotto
- Comcast contract has been extended another five years
- Transponders for access to the back gate have arrived.

Managers' Report:

- Delinquency Report:
 - 0021 and 0075 listed on report with late fees

Bob Polizzotto made a motion to waive the late fees for accounts 0021 and 0075, seconded by George Merrill. With all the Directors in favor – Motion Passed.

- Sales/Leases
 - 5876 Marble Ct.
- ARBs:
 - 5926 Barclay Lane – New Roof (all paperwork received)
 - 5864 Marble Ct. – Generator (all paperwork received)
 - 5847 Whisperwood – Roof (all paperwork received)
 - 5931 Barclay Ln – Generator (all paperwork received)
 - 5930 Barclay Ln – Exterior Painting (all paperwork received)
 - 5938 Barclay Ln – Exterior Painting (all paperwork received)

Dick Galash made a motion to approve the six above listed ARB's, seconded by Steve Sturgis. With all the Directors in favor – Motion Passed.

- 5835 Whisperwood – waiting for permit
 - 5957 Amberwood – waiting for permit
 - 5836 Whisperwood – waiting for permit
- Sherri Dorrill made a suggestion to create an ARB Committee – may discuss further at a future Board meeting.

Old Business:

- Hardwood Trees
 - Proposed to do Barclay and Amberwood this year
 - Waiting for proposal
 - Should be done ASAP - before Hurricane season
 - Jori to fill out and submit the Hurricane Right of Entry with the County
- Palm Trees
 - List of what was trimmed last year, house by house, was given to Mike Shields.
 - Email blast will be sent out to all owners
- Roofs
 - Steve Sturgis and Jori scheduled to review roofs next week
- Contractors
 - Board to consult with Attorney to see how much leverage the Board has with unlicensed contractors.
- Land Line Boxes – CenturyLink
 - Bob Polizzotto met with CenturyLink this morning.
 - The CenturyLink rep took pictures of one of the green boxes on Marble Ct and sent the pictures to their maintenance department to review. Was told that the boxes are not a high priority to them so it can take anywhere from a month to a year to address.
 - The rep also commented that whenever there's a power outage somewhere, and they need parts, that the crews scavenge from the other existing boxes.
- Speed Signs
 - Board members have received complaints about the unattractiveness of the new speed signs.

Sherri Dorrill made a motion to approve the Lykins Signtek proposal for the 6 speed signs for \$4,622, seconded by Steve Sturgis. With all the Directors in favor – Motion Passed

- Leo Jr. Contract
 - Lengthy discussion regarding landscaping, fertilizer, other landscaping issues, etc.

- Received an addendum on Leo Jr's contract for a 3% increase

Bob Polizzotto made a motion to approve the addendum (No. 3) with the stipulation that the following is added "This addendum is for 121 fully landscaped lots and no vacant lots, and that it is for April 1, 2021", seconded by David Lee. With all the Directors in favor – Motion Passed

- Spring Flowers
 - The Leo Jr flower estimate is for \$9,800. Subtracting the potting soil of \$1,300 which makes the estimate \$8,500 for flowers for two seasons.

Bob Polizzotto made a motion to approve the Leo Jr estimate at \$8,500 for flowers for two seasons, seconded by Dick Galash. With all the Directors in favor – Motion Passed

New Business:

- Board Member Certification
 - Mitch Dario to speak to the attorney to get clarification
- Other Open Matters
 - Discussion regarding the Barclay pump
 - Discussion regarding the new tree that someone planted in the Barclay triangle
- FSR Contract

Property Manager left the meeting at the request of the Board so the Board could discuss the FSR contract

Adjournment:

Per the Board, Bob Polizzotto 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