

The Strand Home Owners Association

Strand BOD Meeting Minutes, 6/24/2021 - Approved Minutes –

Board members present:

- President – Mitch Dario
- Vice President – Open
- Treasurer – Bob Polizzotto (via phone)
- Secretary – Dick Galash
- Director – Stephen Sturgis (absent)
- Director – Sherri Dorrill
- Director – David Lee
- Director – George Merrill

Others in attendance:

- Chrissy Nelson – Property Manager fill-in for Jori Holtman

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:

- 5/27/2021 BOD Meeting

George Merrill made a motion to approve the 5/27/2021 BOD meeting minutes, seconded by Sherri Dorrill. With all the Directors in favor – Motion Passed.

Treasurers Report:

- May financials
 - \$6800 shortfall for 2021
- No delinquencies

Master Board Update (Mitch Dario):

- Transponders will be dispersed soon - an update will be sent out
- \$15 for each registered vehicle
- Onsite residents to receive first, then all snowbirds
- Guests and contractors will need to go to the front gate

Managers' Report:

- Addresses for Comcast was completed
- No update on the Waste Management leak yet
- Sales/Leases – N/A

- ARBs
 - 5890 Rolling Oaks – External Painting
 - 5957 Amberwood – Generator
 - 5835 Whisperwood – New Lanai Cage
 - 5836 Whisperwood – Generator

David Lee made a motion to approve the above listed ARBs, seconded by Sherri Dorrill. With all the Directors in favor – Motion Passed.

Old Business:

- Hardwood Trees
 - Approve schedule

George Merrill made a motion to approve the hardwood tree scheduled and amount of \$9,360, seconded by David Lee. With all the Directors in favor – Motion Passed.

- Spring Flowers
 - Completed, Sherri Dorrill – (Fall landscaping)

New Business:

- Vice President Nomination
 - George Merrill nominated as Strand Vice President

Mitch Dario made a motion to nominate George Merrill as the Strand Vice President, seconded by David Lee. With all the Directors in favor – Motion Passed.

- Board Member Certification
 - George Merrill – need to be re-certified?
- Update on Barclay triangle
 - HOA property is a mess and needs attention
- Unlicensed Contractors are not allowed
 - Need to review rules and regulations / documents (updating)
- Need to look into updating the Covenants - 20 to 30 years?

Adjournment:

Sherri Dorrill made a motion to adjourn the Board of Directors meeting, seconded by David Lee. With all the Directors in favor – Motion Passed.

Respectfully submitted,
Jorie Holtman, LCAM
 Strand Property Manager