

# The Strand Home Owners Association

## Strand BOD Meeting Minutes, 7/29/2021

### - Approved Minutes –

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

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

#### **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:**

- 6/24/2021 BOD Meeting

*Dick Galash made a motion to approve the 6/24/2021 BOD meeting minutes, seconded by George Merrill. With all the Directors in favor – Motion Passed.*

#### **Treasurers Report:**

- The Strand June financials will be approved at the August meeting
- Clubside Financials
  - Payment hasn't been received since mid-April
  - Bob sent communication to the management company, and to every Director on the Clubside Board
  - Electric power to their pump was turned off, with notification, until payment is received

#### **Master Board Update (Mitch Dario):**

- Mango Cay issue is over – judgement was against them
- Refurbishing the landscaping on three of the islands in front of the tennis courts and the clubhouse
- 2000 transponders have been purchased and will cost the home owner \$15 ea. – the barcodes will work up until Feb 1, 2022
- A new camera will be installed at the back gate that will record license plates
- The contractor, Solitude, has been hired for the lakes

#### **Managers' Report:**

- Delinquency Report – will discuss at next meeting
- Sales / Leases – Update
  - One sale, 5935 Barclay
- ARB's (Approved)
  - Goldberg – Roof
  - Muir – Roof
  - Powell – Exterior Painting
  - Powell – Roof (Tentative – Pending Permit)
  - Morgan – Pool Cage Replacement

*Dick Galash made a motion to approve the 5 ARCs listed above, seconded by Sherri Dorrill. With all the Directors in favor – Motion Passed.*

### **Old Business:**

- Hardwood Trees Update
  - Completed
  - Trimmed 4 additional trees for \$320 more. Total invoice is \$9,680

*Dick Galash made a motion to approve the \$9,680 invoice, seconded by Sherri Dorrill. With all the Directors in favor – Motion Passed.*

- Palm Tree Updates
  - Should be completed by the beginning of next week
  - Spreadsheet indicating which palms were trimmed, along with the total cost to be given to Jori to bill the owners ledgers
- Land Line Boxes – CenturyLink
  - Need to find out how many “eyesore” boxes there are
  - Will discuss getting a quote to put bushes around them
- Speed Limit Signs Update
  - Speed limit signs have been installed
  - One sign is broken.
  - Landscapers are weed whacking around the signs which is causing the paint to chip and the area to corrode
  - Sherri to speak to Cliff about carving out a circle around the signs and adding gravel
- Uninsured Contractors
  - Working on what the requirements need to be
  - May send out communication to the community

### **New Business:**

- Budget Committee
  - Tables until everyone is back and new management company is in place
- Rules & Regulations Update / Changes
  - A conversation was held concerning changes to our Rules and Regulations which cannot be less restrictive to the HOA documents and/or the Master Board documents.
- HOA Insurance Policies
  - No changes in the policies
  - all policies have been renewed
- Preserve Tree Removal
  - Homeowners can cut back trees that belong to the preserve to the property line if the trees are overgrown and are encroaching on the homeowners property
- Landscaping
  - Full service on individual properties (other than Leo Jr.)
    - Leo Jr is doing 120 homes instead of 121
  - Strand Blvd
    - Master Board landscaping responsibility before it becomes the HOA responsibility
- Management Company Discussion

*Mitch Dario made a motion to move forward with Southwest Property Mgmt as the new management company starting as of August 15, 2021, seconded by Dick Galash. With all the Directors in favor – Motion Passed*

### **Adjournment:**

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

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