

# The Strand Home Owners Association

## Strand BOD Meeting Minutes, 8/26/2021

### -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 (via phone)
- Director – David Lee (Absent)

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

President Mitch Dario called the Board of Directors meeting to order at 1:01 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:**

- 7/29/2021 BOD Meeting

*Dick Galash made a motion to approve the 7/29/2021 BOD meeting minutes, seconded by Steve Sturgis. With all the Directors in favor – Motion Passed.*

#### **Treasurers Report: June/July 2021 Financials**

- Cash Operating Iberia, \$145,369
- Cash operating Union, \$11,014
- Working Capital, Iberia \$23,521
- Clubside payment received will show in the August financials
- Southwest Properties to supply Board with new signature cards for Iberia
- Union Bank to be closed as of 8/31/2021
- All ClickPay accounts for the Strand will be cancelled as of 8/31/2021
- Strand HOA ClickPay owner spreadsheet sent to George
- No delinquencies on report, only the charges from the palm tree trimming

*Bob Polizzotto made a motion to approve the June and July 2021 Strand HOA financials, seconded by Dick Galash. With all the Directors in favor – Motion Passed.*

#### **Master Board Update: - Bill Young/Mitch Dario**

- The new transponders are currently being applied to owners cars
- 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
- Mitch and George had a meeting with the Master Board President, and a representative from the county, regarding the over growth from the preserve that's encroaching on Strand HOA home owners properties
- Mitch would like to get with the Master to review the site map to find out who's responsible for trimming/cutting several palm trees and bushes that butt-up against each other – some belonging to the Master and some belonging to the Strand HOA

### **Managers' Report:**

- Delinquency Report – discussed during the Treasurers report
- Sales / Leases – Update
  - No sales/leasing
- ARB's (Approved)
  - Mangino – Roof
  - Marburger – Remodel pool/spa/deck

*Dick Galash made a motion to approve the 2 ARCs listed above, seconded by Steve Sturgis. With all the Directors in favor – Motion Passed.*

### **Old Business:**

- Palm Tree Updates
  - n/a
- Land Line Boxes – CenturyLink
  - Cliff to get Sherri a count/estimate on how many bushes would be needed to “camouflage” the green CenturyLink boxes
- 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 which can cause the area to corrode when it rains
  - Sherri to speak to Cliff about carving out a circle around the signs and adding gravel
- Uninsured Contractors
  - Southwest Management will prepare an email blast to send out to the owners

### **New Business:**

- Budget Committee
  - Bob Polizzotto and David Lee to work on budget. Bob will send out a preliminary budget for the Board to review by September. Concerns can be discussed when Bob returns in October
- Irrigation System
  - Dick Galash took a look at the pump station to see what the status is for the future.
  - The pipes in the ground are approx. 25 yrs. old and are covered under the reserves
  - No urgency to replace the pumps but due to the age, should consider looking into in the future
- Update on 8/18/21 Meeting with Southwest Properties
- Landscaping
  - Full service on individual properties (other than Leo Jr.)
    - Tabled until next meeting

### **Adjournment:**

*Steve Sturgis 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