

The Strand Home Owners Association

Strand BOD Meeting Minutes, 2/25/2021

- Approved Minutes -

Board members present:

- President – George Merrill
- Vice President – William Young
- Treasurer – Robert Polizzotto
- Secretary – Dick Galash
- Director – Stephen Sturgis
- Director – Mitchell Dario
- Director – David Lee

Others in attendance:

- Jorie Holtman – Strand Property Manager

Call to Order:

President George Merrill 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 and Whisperwood, and posted on the website.

Approval of Prior Meeting Minutes:

- 1/14/2020 – BOD Meeting

Dick Galash made a motion to approve the 1/14/21 BOD meeting minutes, seconded by Mitch Dario. With all the Directors in favor – motion passed.

Treasurers Report:

- Delinquent Report – 5942 Amberwood Account, \$1,297 Paid in Full
- \$1,297 is interest on reserve money that's in the operating account, Bob to speak to Denise Ret
- \$15,751 House Charges – Income, Bob to speak to Denise
- \$1,000 from last year's sales need to be transferred to the cap-com account
- \$21,455 is Leo Jr's Decembers invoice that being paid in Jan-2021, and should be moved to the 2020 budget
- Bob to speak to Denise regarding vouchers vs checks
- \$4,800 – audit money paid
- \$18,441 – fees owners paid in Q4-20 for Q1-21
- \$1,543 – Difference at the end of the year attributed to pre-paid insurance
- Carry-over of \$52,494

Bob Polizzotto made a motion to approve the January 2021 financials, seconded by Mitch Dario. With all the Directors in favor – motion passed.

Master Board Update (Bill Young):

- Bill reported on the front and back gate, the lakes maintenance interviews, the new cable committee, and the annual meeting among other issues/topics.

Managers' Report:

- Delinquency Report:
 - 5942 Amberwood
 - At the attorney but had PIF, have not received check yet
- Purchases:
 - 5879 Whisperwood – no application received, contacted Realtor to have application filled out by new owner
 - 5958 Amberwood – Novak to Simon (closing is 3/2021)
- ARBs:
 - 5843 Whisperwood – Lentz (Exterior Painting)
 - 5884 Whisperwood – Spreng (4 motorized storm shutters)
 - 5969 Amberwood – Trykoff (Roof/Gutters)

Mitch Dario made a motion to approve 5843 Whisperwood, 5884 Whisperwood, and 5969 Amberwood, seconded by David Lee. With all the Directors in favor – motion passed.

Old Business:

- Hardwood Trees
 - Two streets to be done per year
- Palm Trees
 - Palm tree final spreadsheet to be added to the website
- Speed Signs
 - Signs, poles, and hardware received
 - Galvanized steel
 - Handyman to walk around with bob to mark spots
- Roofs
 - Jori working on roof letters
 - Mitch to send Jori addresses of roofs that need cleaned
- Land Line Boxes
 - Bob working on

New Business:

- Strand Annual Meeting
 - 2nd Notice of Annual Meeting sent out
- Master Documents
 - Discussion regarding Bob speaking to their attorney regarding the Masters documents

Bob Polizzotto made a motion to investigate the Master documents with the Strand HOAs lawyer, with the cost being at Bob Polizzotto's discretion, seconded by Mitch Dario. With all the Directors in favor – motion passed.

- Board Member Certification
 - All new Board members need to take the certification
 - Invitation will be sent out within the next couple weeks

Adjournment:

Dick Galash made a motion to adjourn the Board of Directors meeting, seconded by Stephen Sturgis. With all the Directors in favor – motion passed.

Respectfully submitted,

Jorie Holtman, LCAM

Strand Property Manager