

**STRAND MASTER ASSOCIATION BOARD OF DIRECTORS MEETING**  
**July 14, 2010**

A regular meeting of the Board of Directors of the Strand Master Homeowners Association was held Wednesday, July 14 at 3:00 p.m. in the Strand Boardroom.

**DIRECTORS PRESENT:** Bob Polizzotto, President via teleconference  
Lisle Anderson –Vice President via teleconference  
Bill Young, Secretary  
Rick Tessmer –via teleconference  
Anthony DeFeo  
Bruce MacKinnon –via teleconference  
Paul Rapp – Treasurer via teleconference

**DIRECTORS ABSENT:**

**ALSO PRESENT:** Jim Farese, Cambridge Management

**ROLL CALL/APPROVAL OF AGENDA**

**Jim Farese called the meeting to order at 3:10 pm.**

The meeting was properly noticed, and it was noted that a quorum was present, with the members as listed above in attendance. A copy of the notice is on file in the Association offices at 2335 Tamiami Trail, suite 402, Naples Florida.

**APPROVAL OF MINUTES OF THE JULY 14 BOARD OF DIRECTORS MEETING.**

**A Motion was made to approve the July 14 Minutes amended to show that on page three will be changed to, “some of the tall weeds”, and on the last page, “The Master Association would not be responsible for any costs”....**

**MOTION: Tony DeFeo**

**SECOND: Bill Young**

**Motion carried unanimously.**

**TREASURER’S REPORT – Bob Polizzotto**

Paul and Dick Dwyer, reviewed the financials and found them to be in order.

For the May Financials, Bob asked to make some comments and clarifications on the aged owner balances Clubside was shown due to an error in payment of an electric bill due SFHOA. The others are for the arrears for the Club and Commercial.

The expenses for security software were \$6,200 was ID scanner and other items approved for the Security Committee.

For the June Financials: Accounts Receivables are currently \$68,057. Grand Reserve was \$8,400 due to the agreement to pay \$100 per unit for their share of the irrigation wells and is still outstanding.

Mango Cay still owes the water bill to the Master for their water use of October and November. The Club was billed for 20% of the striping of the boulevard of about \$7,000.

Bob went over the details of the June cash flow summary.

He also stated that we are about \$30,000 under budget on the irrigation well project after allowances for landscaping.

Bob stated that during the new budget review for 2011 beginning in September, we need to decide if we will factor in the repayment of about \$50,000 to the Reserves from the current excess cash flow.

**A Motion was made to approve the May and June Financial Statements.**

**MOTION: Paul Rapp**

**SECOND: Rick Tessmer**

**Motion carried unanimously.**

Bob also wanted to commend Crystal from Cambridge's accounting department for excellent work in the timely reporting of the financials.

**MANAGER'S REPORT:**

Jim reported that the signs were installed on the boulevard. Tony remarked that some residents still walk in the street but now at least the burden of responsibility is on them since we posted the signs.

The display case was installed but Jim had some reservations that it is not exactly what the Security Committee wanted. He will look into a modification to accommodate the removable letters rather than actual notice posting.

The road stripe project is complete. He felt B&W did the best they could do on the painting.

**LANDSCAPE CONTRACT** – June 22 there will be a Landscape Committee meeting to review the 7 bids that we received and narrow the bidders to three.

**A Motion was made to give Horticare a 60 day termination notice by the end of July to be effective September 30<sup>th</sup>. It was noted that if they are awarded the contract, a new contract would be issued.**

Discussion: Tony asked when Horticare's contract expires and it was explained that the contract was written as a continuous contract with no end date but will terminate 60 days after notice by the Board.

**MOTION: Bob Polizzatto**

**SECOND: Rick Tessmer**

**Motion carried unanimously.**

Paul asked if we have a clause for hurricane coverage. Bob explained that we removed that clause because it was \$10,000 whether we have damage or not. Any occurrence would now come out of our Reserves.

Bruce asked if someone was checking on the references for Big Cypress and Landscape Florida. Bob stated that it was in the committee's charge to review all bids and contact the companies.

Tony DeFeo will be the liaison from the Board for the committee but not a voting member of the committee.

Bob said that the Landscaping Committee would have their recommendation to us by the August Board Meeting, than we would need to have the decision made by the August meeting or September the latest for inclusion in the 2011 Budget Draft.

LAKE WEED BID: Jim presented the bids but there was mistakenly no map included to represent which lakes were being included in the bulrush removal.

**A Motion was made to approve Aquatics bid and remove clause 7, subject to management e-mailing the map to the Board and verifying the lakes that needed to be done were included.**

**MOTION: Rick Tessmer**

**SECOND: Lisle Anderson**

**Motion carried unanimously.**

Tony asked if this cost would be shared by the Club. Bob checked the agreement and anything that was above the day to day maintenance would be shared. So we believe it would be shared at Club 45%, Master 45% and Commercial 10%.

Owner Joe Crevelli asked when we would pursue the collection of the contested arrears of the Club now that the agreements have been finalized. Bob stated that when the well project and final permit modifications were completed. Management will put together a total outstanding itemized invoice. We will revisit next month.

Tony asked about the past invoices from the Club and Bob stated that Honey and Jim Powers went through all the invoices from 2007 to the end of 2009 to come to the final tally of past due amounts. Bob stated that the current receivables include this amount and not in addition.

FLAG AND FRONT ENTRY LIGHTING – permits were received and the conduit pipes have been installed. We are expecting the lights to be installed next week.

**DIRECTORS' REQUEST:**

WELL PROJECT – Bob updated the project. We are waiting for FPL to do the final connections after the County does its final inspection in the next week or 2.

After that we will need to complete the landscaping around the well heads and controls.

The 5<sup>th</sup> well that was abandoned was filled and capped. The permit modification for the deletion of the 65 homes was submitted to SFWMD.

We expect the completion compliance report by mid August and the wells will be ours.

Ken Hedges asked if Bob could send the pictures to the Presidents Council.

There is a monthly report required by SFWMD. We have a bid from Entrix for \$500 for this monthly service. This service would include water samples, timer adjustments and reports to SFWMD.

**A Motion was made to approve the Entrix bid not to exceed \$500 per month.**

**MOTION: Rick Tessmer**

**SECOND: Paul Rapp.**

**Motion carried unanimously.**

Bill signed the contract on behalf of the Association.

COUNTY MEETING ON THE INVASIVE TREES –The Club has asked that we do not get involved since they are represented by their Attorney and The Master is not directly involved in the project. Some of the cart paths, bathrooms and golf course are on county land. The bid for removal of the Pepper trees was \$24,000 and the Club is negotiating with the County on who would be responsible for the removal.

WELL EQUIPMENT INSURANCE –The Master has liability insurance and the wells would be covered. The \$1,675 bid is for property damage to the wells, pumps, equipment etc.

We have coverage for anyone getting hurt due to the well or equipment.

The Board agreed that this property damage and the \$1,000 deductible would not be worth pursuing.

LANDSCAPE COMMITTEE –no report

ACCESS CONTROL –Paul reported that we can't use the photo ID scanner for guests of the club. Brandy will follow up on the phone lines for the voice mail and software changes.

Jim reported that many people were not aware of the ID requirement since the letter from the Committee was not ready to go out until September.

The committee wanted to send the letter out when all details have been finalized and in place.

PUBLIC COMMENT:

Joe Crevelli – Asked that if the Reserves were fully funded and there was still an excess in the Operating account, that the board consider reducing fees to the Association.

Also, Comcast channel 74 does not appear anymore. Other members present said they get reception and that Joe should contact Comcast.

There being no further business;

**A Motion was made to adjourn the meeting.**

**MOTION Tony DeFeo**

**SECOND: Bill Young**

**Meeting adjourned, 4:10 pm. The next meeting is August 11.**

*Respectfully submitted, Jim Farese, CAM, Assistant Secretary*