



**Motion carried unanimously.**

**ACCESS CONTROL COMMITTEE:**

Paul Rapp reported that there were several interviews and meetings with various vendors on the replacement and/or upgrades to our current gate access systems. He strongly recommended we have a company with single point of access for all the various components of the system. Currently we have a gate software supplier located in Atlanta and a gate control system managed locally by Cypress Access. Bob added that the Access Committee of Paul, Ken Hedges and Rick Tessmer, checked the various references and were involved in the direct meetings with the vendors. Paul then handed out a spread sheet detailing the costs and the savings by going with Check Point and Cypress Access versus staying with CapSure our current gate software supplier.

Ken stated that he did not feel the system being offered by Check Point was better than the Capsure System we currently have and would prefer to stay with Capsure and work out some of the problems that we have been having. He is also concerned that changing the system now would be difficult for the residents and cause undue confusion.

Paul replied that he spoke to various other communities that are using Check Point and they are very satisfied. He also stated that David, the main guard, expressed that he is in favor of the new system and it is easier to use. Paul said with those facts he felt Check point and the vendor Cypress Access would be the best option for the Strand.

Ken maintained that Cypress Access was not maintaining the equipment that they are contracted for under the current gate maintenance agreement. Bob clarified, it is a parts and labor contract, not a preventative maintenance contract. Cypress Access repairs items when they break down. We will however, include preventative maintenance in a new contract.

Ken warned that there were several deficiencies in the Check Point System such as missing fields. Bob stated that Check Point does not require a pass code on the voice mail entry list and that, along with other features, was a tremendous benefit of Check Point.

Currently, the Check Point System does not automatically delete expired bar codes. This is an important feature and Check Point advised that they are working to implement this. Deletion would have to be done manually by David.

**A Motion was made to approve Cypress Access to change the Lenear Panels to the Check Point Panels at \$1,650 and hire Cypress Access to install the new software system when they add the bar code automatic deletion feature.**

**MOTION: Paul Rapp**

**SECOND: Bill Young**

**Dr. DeFeo amended the Motion to state that as part of the approval a time frame for implementing the additional feature be determined, the guard house electrical room is brought up to standards, and to be sure to have a battery back-up and cable modem installed with the contract.**

**Motion carried unanimously.**

**A Motion was made to verify with Capsure that the new contract pricing on March 12 renewal will remain in effect at the expiration of the current contract and be able to continue on a month to month basis until a final date for transition of companies is established. If we cannot get this agreement then hire Cypress Access now and wait for the auto delete feature.**

**MOTION: Bob Polizzotto**

**SECOND: Rick Tessmer**

**Motion carried unanimously.**

A Question was raised as to the possibility of the Cypress Cove fence. Bob reported we spoke to the commercial entity and it is their property and they do not want a fence. They suggested to put up No Trespassing signs.

Another suggestion from the owners was to re-hire the roving guard.

Bob suggested we put together a committee to evaluate the security options.

The committee was formed as follows:

Bill Young

Pete Holmes

Ruth Whitney

Dr. DeFeo

Chuck Kearns

### **TREASURER'S REPORT :**

Mr. Polizzotto reviewed the January financial report. He stated that Paul Rapp, Dick Dwyer and he reviewed the financials and they were in order. He also stated that Mango Cay II is now current but we are proceeding with the lien on the Mango Cay I home.

Bob stated that by year end our reserves will have \$313,000.

Bob handed out the cash flow analysis and explained some of the line items.

**A Motion was made to approve the Treasurer's Report.**

**MOTION: Rick Tessmer**

**SECOND: Lisle Anderson**

**Motion carried unanimously.**

Bob reported that a meeting was held with the Commercial Management, to review pass expenses that may not have been billed to them in past years. . The Commercial Board

wants to settle the amounts due and will schedule a meeting with members of the Strand Master Association to come to an agreement.

**MANAGER'S REPORT:**

Jim Farese reported that the cement bollard was installed at the back gate. Jim suggested we look into installing a landscaped island to enhance the appearance of the back entry. This will be discussed further after estimated pricing is received.

Bids were received for replacement of the Commercial area sod. Jim will present to the Landscaping Committee for further action.

Dr. DeFeo brought up that at the Strand commercial roadway, there is a cut through that is very dangerous. Tony or Lisle will speak with Neil Dorrill of the commercial management about putting a do not enter sign to help with safety at that area.

A new American flag was installed at the guard house and the timers for the exterior guard house lights were replaced with switches.

A bid was received for the repair of the pot hole at the west lane at the front of the bridge at Strand Blvd. The repair work will involve closing one lane for a period of time

**A Motion was made to proceed with the road repairs at a price not to exceed \$1,530 but not to start prior to May 1.**

**MOTION: Rick Tessmer**

**SECOND: Bill Young**

**Motion carried unanimously.**

**Strand Sign** – A rendering was submitted by Lykins-Sign tech. The Board did not care for the design and suggested the sign conform to the circular faux vent on the front of the clubhouse. **This was tabled until discussions with the Club management.**

**Visibility Issues** - We had several areas addressed with pruning or plant removal. Signs were ordered for blind driveways. Dr. DeFeo suggested we have a more formal response to complaints regarding visibility issues.

Lisle suggested that we look into upgrading the guard house. Ken Hedges said he had a plan from several years ago and will forward this. Dr. DeFeo will assist Lisle in exploring options for the upgrade to the guard house.

**DIRECTOR'S REQUEST:**

**Veterans Parkway Fence Project** – Gulfstream Fence, who installed the original fencing, went out of business. Affordable Fence was hired to apply for the permit to install the North property fence. They have the plans and have applied for the permit.

Lisle reported that he spoke to the manager of Tuscany about removing the trailer and other debris on their property. He was told that they are aware of the issue but it is expensive to remove the trailer and they do not have the money to do it now. Lisle said the cost would be about \$1,000 and suggests we offer to pay half to get the area cleaned up.

**A Motion was made to authorize Lisle to negotiate and offer up to \$500 to have the trailer removed.**

**MOTION: Bill Young**

**SECOND: Rick Tessmer**

**Motion carried unanimously.**

There was a request to mow the weeds down at the North Property where the trees were removed. Management will have Landscape Florida maintain the area until a permanent fence and plantings are installed.

**COMMITTEE REPORTS:**

Landscape Committee –Jim reported that the committee was formed and is meeting tomorrow with Landscape Florida to review the master plan formulated by Landscape Florida.

There being no further business:

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

**MOTION Rick Tessmer**

**SECOND: Bob Polizzotto**

**Meeting adjourned, 6:00 pm.**

*Respectfully submitted,*

*Jim Farese, CAM, Assistant Secretary*