

ACCESS CONTROL COMMITTEE:

Ed Lawson from Cypress Access attended the meeting to address any concerns and questions regarding the new software system. Specifically he explained how the deletion of expired tags would be handled. If an expiration date is entered it will expire on that date, otherwise the individual associations will have to notify the guard for manual deletion.

Mr. Lawson stated that their new version of the software that would have the auto delete feature would not be available for more than a year.

A Motion was made to approve the proposal from Cypress Access to install the 3.2 version of Checkpoint software and to maintain all the access control systems and gate/camera systems for \$422 per month. This transition will not take place before May 1.

MOTION: Bob Polizzotto

SECOND: Rick Tessmer

Motion carried unanimously.

A Motion was made to install a second arm at the front member entrance to eliminate the space between the arm and the curb for \$3,865. This will be funded from the additional \$40,000 that was put into the Reserve Fund.

MOTION: Bob Polizzotto

SECOND: Bill Young

Motion carried unanimously.

TREASURER'S REPORT :

Mr. Polizzotto and Dick Dwyer reviewed the February financial report in Paul Rapp's absence. Bob stated that the irrigation repairs that were needed to the system from the start of the new contract were \$1,000 and will be shared by the Club and Commercial. Our share would be \$450.

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

He projected about \$76K surplus and that was net of the \$50,000 allocated for landscape improvements and includes the \$35K surplus carryover from last year.

The Reserves were projected to be about \$313K and the Capital Contribution account is at \$27,000. This represents one year's worth of home resales.

A Motion was made to amend the previous motion on funding the gate arm to come out of the Capital Contribution fund instead of the Reserve Fund.

MOTION: Bob Polizzotto

SECOND: Rick Tessmer

Motion carried unanimously.

Bob stated that after all invoices have been paid relative to the well project, the final balance from the assessments was \$3,500, or \$4.63 per unit assessed.

A Motion was made to refund the remaining money to each association that participated in the project.

MOTION: Bob Polizzotto

SECOND: Bill Young

Motion carried unanimously

Bob explained the arrears that are still due from Commercial for various items that were never billed. Although we had a meeting with the Commercial Board and they agreed to look into the matter further, we have had no response from them even after repeated email requests. The amount in question is about \$8,500. Bob will attempt to contact Commercial in an attempt to rectify the matter prior to any further action. Mango Cay I still owes \$1,900.

A Motion was made to spend \$375 for the attorneys to file a lien against the delinquent home in Mango Cay I.

MOTION: Bob Polizzotto

SECOND: Rick Tessmer

Motion carried unanimously

A Motion was made to approve the Treasurer's Report

MOTION: Bob Polizzotto

SECOND: Bill Young

Motion carried unanimously.

MANAGER'S REPORT:

A Motion was made to have the state records amended to have Jim Farese and Cambridge Management listed as registered agent instead of the attorneys Cheffy Passidomo since we were receiving bills for any correspondence that they received on behalf of the association.

MOTION: Bob Polizzotto

SECOND: Dr. DeFeo

Motion carried unanimously

Jim Farese reported that a car did damage to one of the islands. It was repaired at the owner's expense.

Mango Cay is putting their access system back into effect. They needed to install a separate phone in the guard house for that purpose, which will be at their expense.

Bridge Repairs – Jim reported that he has received three bids and that they were not apples to apples. He recommended tabling the decision on a contractor until he could quantify what was actually needed.

The Matter was tabled until the next meeting.

Strand Sign –Lisle will take the rendering to Bruce for his agreement on cost sharing and permission to mount the sign on the guardhouse.

Visibility Issues –blind driveway signs were ordered and will be posted in the selected locations.

Guard House Upgrades- The Board discussed some renovations to the guard house. Since it is owned by the Club, Lisle will speak to Bruce Nelson about it.

Back Entrance Island –Landscape Florida is preparing a design and quote to install an island and plantings between the entrance and exit gates.

DIRECTOR'S REQUEST:

North Property Fence – three bids were reviewed.

A Motion was made to proceed with the fence for a maximum of \$5,700 pending the county Permits. The fence will run 170 feet and then make the turn to the Tuscan fence with 2 gates installed.

Bob Amended the Motion to show that funding for the fence would come out of the Capital Contribution fund.

MOTION: Rick Tessmer

SECOND: Bill Young

Motion carried unanimously.

Lisle updated the Board on the removal of the items from the Tuscan construction area. They agreed to remove all of the debris and trailer and we did not have to offer the \$500 previously approved.

Annual Meeting – Bob will prepare the Presidents Report as well as the Treasurer's Report in Paul's absence.

Bill will do the Security presentation and Lisle will discuss the North Property. Management will secure a projector for the power point presentations.

Solicitors- Several owners complained about the solicitors and signs at the front entrance. It was determined that this is County Property and the County has allowed this unless it is an obstruction or proved to be a nuisance.

Wrong Way Signs – Bob and Bill spoke to Commercial Association (John Gilhart) about installing these signs at a dangerous exit onto Strand Boulevard. They agreed to the signs. Various style signs were presented.

A Motion was made to purchase 2 Wrong Way signs for up to \$250 and have them installed.

MOTION: Dr. DeFeo

SECOND: Lisle Anderson

Motion carried unanimously

COMMITTEE REPORTS:

Privacy Access Committee –Bill Young as chair of the committee reported that they met with the Sheriff's Department regarding trespassers onto the Strand Property by Cypress Cove. He stated that putting up a fence was more complicated since the cart path belongs to the club, and the adjacent property belongs to the office building and they did not want a fence. The Sherriff suggested No Trespassing signs as a minimum deterrent. Also, residents should call the Sheriff's Department if they suspect there are trespassers.

A Motion was made to install 2 No Trespassing signs at the area.

MOTION: Rick Tessmer

SECOND: Bill Young

Motion carried unanimously.

The Committee will continue to look into the possibility of installing a decorative fence instead of chain link.

Landscape Committee – Armond Garcia and Nancy Brothers represented the committee and displayed some renderings of the center island renovations planned. Armond stated they had several meetings with Landscape Florida and went over their recommendations and needs analysis. They will do a formal presentation at the annual meeting.

There being no further business:

A Motion was made to adjourn the meeting.

MOTION Rick Tessmer

SECOND: Dr. DeFeo

Meeting adjourned, 6:00 pm.

Respectfully submitted,

Jim Farese, CAM, Assistant Secretary