

Summer Greetings from your HOA

Many of our residents have returned to their second homes for the summer. We, your HOA, wish all of you a delightful summer season and look forward to your return.

Although The Strand is much quieter this time of year, your HOA continues to work on your behalf. I wanted to update you on the more important issues we are addressing.

1. As I stated in a previous message, our roads are now over 20 years old and need repair/upgrade. We have decided to go out for bids for the work which will request various determine paving alternatives including some additional items i.e. curb repairs, adding underground conduits to and the cul-de-sacs for future use, etc. Once the bidding process is completed, the Board will develop a timeline for completion, which we are hoping to start after Easter, 2023. Our primary goal will be to create as little disruption to our community, as possible. David Lee, with assistance from Bob Polizzotto, is leading this project.
2. Our HOA is working on updates/revisions to our Rules and Regulations along with future updates to our Governing Documents. Some revisions will be simply to comply with the recently updated Master Board covenants and by-laws. Other revisions will be to provide clearer guidelines and standards within our HOA community. One example is landscaping. As our community ages, we need to make sure our residents maintain their properties in an aesthetically pleasing manner. In addition, it appears some of our residential properties may not be in full compliance with Collier County landscape standards. Yes, the County does have required standards. We will address these standards in our updated Rules and Regulations, not only from a compliance standpoint but with a goal of continuing to maintain and enhance property values.
3. We are in process of designing a new ARB form to more clearly deal with home improvement requests requiring HOA approval. HOA approval is generally required for improvements which are visible from other homes or from the street. The ARB approval form will cover areas such as new roofs, painting, landscaping, driveway repair and upgrades, new lanai screens, etc.
4. Our updated Rules and Regulations will cover contractor versus handyman services. Florida has requirements for contractor licenses, enabling them to run a legal business and to avoid costly penalties and potential loss of lien rights. Florida statutes provide a limited exception for handyman services. Although a handyman might not need a contractor's license, a business license is still required. As an example, any landscape work beyond lawn mowing, such as tree trimming or removal, plantings, etc. will require a properly licensed and insured general contractor. Our HOA intends to enforce these requirements, to comply with Florida statutes and to protect the homeowner, neighbors, and our HOA.
5. Collier County has a requirement that every homeowner within our HOA has a least one native canopy tree. This requirement is normally satisfied with a hardwood tree of a certain height and width. Removal of a hardwood tree by a homeowner could result in fines and/or a requirement to replace. Also, some homeowners may be indiscriminately removing trees, including pines and oaks, that could alter the beauty of our neighborhood. Therefore, our updated Rules and Regulations will require HOA approval for ANY tree removal by a homeowner.

We have had some homeowners questioning whether we have minimum landscape requirements that must be adhered to. We do not. Our goal, and the goal, I believe, of most HOA's in Collier County is to

have well-maintained landscaping to protect uniformity, aesthetics, and property values of the community. Our commitment to the community is adherence to Florida friendly landscaping. That is, using the right plants for the right place, watering efficiently, fertilizing and mulching appropriately and recycling yard waste. We need to also adhere to Collier County guidelines by utilizing native plants, trees, and shrubs. Our HOA is here to provide guidance, where necessary.

I would be happy to hear from anyone who has any questions, concerns, or insight as we move forward.

Mitch Dario, President