



# NEWSLETTER WINTER 2021

Volume 3 Issue 1 January 2021

## COVID – 19

**The Clubhouse restrooms are now open.** Entry is from outside the Clubhouse by means of the pool FOB. Rules for use are posted inside each bathroom. Soap, hand sanitizer and disinfectant wipes have been supplied, but it is the responsibility of users to sanitize any surface they touch. The bathrooms will be cleaned and restocked bi-weekly. Please ensure that **the door to the bathroom is completely closed after use** as there is a hardware problem on the ladies room door and a new door closure is on order.

The Clubhouse remains closed.

The pool is open to a maximum number of 20 persons and half of the pool furniture is in the pool area. It is the responsibility of pool users to sanitize any surface they touch, including chaise lounges and chairs, both **prior to and after** use. There will be **NO** nightly sanitizing of the pool area.

Please continue to shower before entering the pool and to social distance at least 6 feet in the pool area. Elderly (65+) or people with underlying health conditions are discouraged from using the pool/spa and the bathrooms.

These are temporary measures and are subject to change. The new restrictions will be posted and visible upon entering the pool area.

THANK YOU FOR HELPING TO KEEP CYPRESS STRAND SAFE

## **Fire Extinguisher & Sprinkler Inspection**

Annual Fire Extinguisher and Sprinkler inspection is scheduled for **February 8 & 9, 2021**. Please **place your fire extinguisher on your porch by 8:00 AM on February 8**. If your extinguisher is not on the porch, a new one will be left and **you will be charged for the new extinguisher**. Sprinkler inspectors will be accompanied by a CS Board member and/or representative. If you will not be home to let the inspector in and the Association does not have a key to your unit, please notify Stephanie Tirado at Sentry Management as to how the inspector will be able to gain access to your unit.

## Board of Directors

President—Phil Mucenski  
Vice President— Steve Pelligrini  
Treasurer—Dave Van Horn  
Secretary—Doreen Winger  
Director—Mary Lou Curless

## Up Coming Events

**BOD Meetings -6:30 1/20, 2/17, 3/17**  
Meetings will be held remotely. Use GoToMeeting or the phone # provided to all owners by EBlast.

**Fire Extinguisher & Sprinkler Inspection**

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**If you did not receive a copy of this newsletter via email, please go to [www.CypressStrand.com](http://www.CypressStrand.com)>New Residents and enter your email address in **CONNECT NOW****



## NEWSLETTER WINTER 2021

### SEEKING NEW COMMITTEE MEMBERS

Covid 19 not only affected the economy it has decimated all of our committees. Most committees are now non-existent or down to 1 or 2 members. This has resulted in a bigger burden on a few and a tremendous load on Board members who live here year round. We ask that you consider joining a Committee, a list of which is at the end of this article. No experience is necessary just a willingness to pitch in and help keep our community safe and beautiful. If you want to know more about any committee, you can find the committee charters on the website ([www.CypressStrand.com](http://www.CypressStrand.com)) under HOA BOARD>COMMITTEES. Contact Stephanie Tirardo at [stirado@sentrymgt.com](mailto:stirado@sentrymgt.com) or any Board member to sign up as we try to reinvigorate our committees starting in early 2021.

Committees: Pool, Landscaping, Compliance, Technology, Reroofing and New Resident Interview

Proposed New/Restarted Committees: Quarterly Newsletter and Social (i.e. events such as the Super Bowl Party, Cinco De Mayo, card and game night at the Clubhouse)

### KEEP INFORMED

If you received a copy of this newsletter via "snail mail", give us your email address by going to the website [www.cypressstrand.com](http://www.cypressstrand.com) and click on **New Residents** on the main menu. Then click **New Residents again** and scroll down to the **CONNECT NOW** section.

### Around the Community

**Chaise Lounges:** In October, the Board approved having the arms of the chaise lounges in the pool area sanded and repainted. Half of the chairs were done in December and the other half will be completed in January.

**Emergency Phones:** New phones have been installed in the pool area and the clubhouse. These phones can be used to dial 911 only in case of an emergency.

**Mulch:** New mulch was installed in November.

**Window Cleaning:** All exterior windows were cleaned in early December.

**Driveway Replacement:** Two driveways were replaced due to safety issues resulting from tree roots lifting part of the existing driveway.

**South Entrance Light:** A new solar light was installed at the south entrance.

**Power Washing:** The pool deck, walkway and parking area were power washed in early December and driveways and sidewalks were power washed in late December.

### Welcome New Board Member

At the September BOD meeting, the Board approved Steve Pelligrini to fill the opening created by the departure of John Ward.

Steve has extensive experience in the construction industry. He was a carpenter and project manager for over 40 years in the Philadelphia area. After retiring to Florida just over 4 years ago he took on a part time job working 3 to 4 days a week doing finish carpentry.

Steve has been a full time resident in Cypress Strand since March 2009 and says that he looks forward to the opportunity to contribute to the community.



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## President's Corner

I wanted to welcome our snowbird friends who will be coming down in force in the beginning of January. I know that there will be fewer of you here this year as a result of Covid 19 and, while this is understandable, to those that do arrive, it is hoped that you find the community in excellent condition and that it meets all of your needs while here. To all, please stay safe and, as we transition through the vaccination process, we will keep you advised of changes in pool and Clubhouse use moving forward.

## Reminder - Water Issues

Once again, an owner is dealing with damage caused by water in his unit when he wasn't there. This is another opportunity for three important reminders:

1. **Turn off the water** if you are going away; even if it's only for a few days.
2. Replace rubber hoses on your washing machine and toilets with **steel braided hoses**.
3. **Have someone check inside** your home when you're away for more than a few days. There are many residents who use reliable professional services that are reasonably priced. Ask around for recommendations.

## Spa Temporarily Closed

The spa has been closed since late December due to a leak believed to be from a break in one of the water lines. This is also believed to be the reason for sand in the hot tub.

Our pool company will do a video of the lines to find/trace where the leak is coming from. This is scheduled for the week of January 11<sup>th</sup>. Once it has been determined what the problem is, repairs will be made as soon as possible.

## Hurricane Irma Insurance Claim Update:

As of November, State Insurance Company, our policy insurer in 2017/2018, and SFR, our representative, have agreed to mediation of our insurance claim for roof damage from Hurricane Irma. Mediation is scheduled for February 23, 2021.

Our attorney and the insurance company's legal counsel have spoken and have agreed to conduct some limited depositions prior to mediation. All depositions have been scheduled with the first of six taking place January 6 and the last one scheduled for January 29. Our attorney stated that we are very fortunate to be in this position with the depositions as they are currently dealing with other insurance claims where scheduling is out to May and June.

Once all depositions have been taken, the two sides will have some discussions as to how/why they think they have a strong case and the insurance company will have to assess whether to continue to incur expenses or to make an offer of settlement.

Mediation is an all-day affair with the goal of coming to an agreement that day or shortly thereafter. Our attorney states that they are successful in obtaining a settlement through mediation approximately 50% of the time. If mediation is unsuccessful, we will have to make a decision, in consultation with SFR, as to whether we should continue to pursue the claim through the Courts.