



NEWSLETTER WINTER 2022

Volume 4 Issue 1 January 2022



President's Corner

The Board is pleased to announce that roof replacement is basically complete at this time (a month earlier than anticipated) and that Colonial Roofing is going through punch list items that they hope to complete shortly. A few maintenance programs were put on hold, but will take place in January including window cleaning and mulching of the landscaping within the community.

The Board wishes to thank all of you for your patience as crews and cranes were everywhere over the last four months (there were up to six different work crews on site on any given day) and we know that it impacted your daily routine. The good news is that all the work has been completed in time for our friends and neighbors up north to come and join us at Cypress Strand and enjoy the winter months in our community. The best news is that roof leaks are now in the past and there are strong warranties on both labor and material associated with the project. Additionally, the Board has entered into a maintenance agreement with Colonial for the biannual Roof A-Cide treatment of the roofs to help maintain the look and integrity of the roofing system over the next 30 years.

Wanted: New Board Members

The election of new Board members is upcoming, and now is the time to consider running for the Board. There are a couple of long serving Board members whose terms end in March so there will be vacancies on the Board. With the completion of the roof replacement project, the outlook for the foreseeable future is for the continuation of on-going maintenance within the community; most of which is already in place. If you can spare approximately 10 hours a month, you can help to maintain the beauty and character of the Cypress Strand.

If you don't feel ready to step into a Board role, please consider volunteering for one of our committees. They are all listed on our website under the HOA BOARD menu.

Contact Sentry Management if you have an interest.



Board of Directors

President—Phil Mucenski
Vice President— Steve Pelligrini
Treasurer—Dave Van Horn
Secretary—Scott Simpson
Director—Jesse Rutherford

Upcoming Events

BOD Meeting 6:30 in the Clubhouse
1/19, 2/16, 3/16, 4/20
Happy Hour Fridays 5:30 to 7 PM
Window Washing: 1/25-1/27
Super Bowl Party: 2/13
Fire Extinguisher & Sprinkler
Inspection: 2/14-15
Final Dryer Vent Cleaning: 2/24
Garage Sale: 3/4-5

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Contact Information

Association Manager: Brittany Polston
Bpolston@sentrymgmt.com
941-361-1222 ext. 51009
Sentry Management Inc.
5969 Cattleman Blvd Suite 203
Sarasota, FL 34232
www.sentrymgmt.com

CS Website: www.Cypressstrand.com
If you did not receive a copy of this newsletter via email, please go to www.CypressStrand.com>New Residents and enter your email address in CONNECT NOW



NEWSLETTER

Winter 2022

New Resident Handbook

We have a new Resident Handbook that was designed for the Welcome Committee to distribute during New Resident interviews, but is also a concise source for answers to questions that current residents may have. It can be found on the website

(www.cypressstrand.com) under the menu for **HELPFUL INFO>COMMUNITY & MAINTENANCE INFO.**

When you check it out, take a minute to look at the other information that can be found there:

EMERGENCY INFO
STORM PREPAREDNESS
FEATURES AND LANAI PAINT
COMMUNITY & MAINTENANCE INFO
ANNOUNCEMENTS

Do We Have Your Correct E-mail?

In today's world, email has become an important means of communication, and, with 188 unit owners residing all over the world, it is the most efficient way for the Cypress Strand Board to keep everyone informed.

Important information and other "Eblasts" are now being sent from communityassociation@sentrymgmt.com. Please make sure that this is a trusted email address in your email client and be sure to review the information included in those emails.

If you received this newsletter via "snail mail", please contact Sentry Management to insure they have the correct email address for you.

What's going on in Cypress Strand?

If there is an event that you would like to see included in the Cypress Strand calendar, please let us know at CypressStrandCondos@gmail.com and we'll be happy to add it.

Around the Community

As you can see in the **Upcoming Events** on page 1, there are many projects and events happening in the next few months; everything from Sprinkler inspections to the return of the annual Garage Sale. Here are a few more.

Wind Mitigation Report: Now that the roofs are finished, the Board is working to update the Wind Mitigation report for insurance purposes. More information will be available as the project progresses. The old report is still available if your insurance company requests it when you apply for Homeowners Insurance. Contact Sentry Management for a copy.

Most unit dryer vents were cleaned in early January. Thank you for your cooperation in helping the Board to complete this important preventative maintenance project. If your dryer vent was missed, **Dryer Vent Solutions will return on February 24.** The Board will email affected owners with more information as the date approaches.

The Board will begin repair work on the units that were damaged by previous roof leaks. The contractor who has been hired to complete the work will be inspecting affected units on January 17 to develop a schedule. Once that's finished, owners will be contacted with more information.

The weekly **Friday Happy Hour** returned on January 7 and was very successful. Come and meet your neighbors. Bring your own beverage and a small hors d'oeuvre to share to the Clubhouse from 5:30 to 7 PM

"Breakfast with the Boys" is back. Many of the men in the community meet in front of the Clubhouse at 8:55 on Wednesday morning and go out to breakfast. If you would like to join them, look for the group in front of the Clubhouse any Wednesday.

Be sure to check the **calendar on the website** for the most up-to date information on upcoming events.