

STRAND MASTER PROPERTY OWNERS ASSOCIATION  
ANNUAL MEETING  
MARCH 12, 2007

The annual meeting of the Strand Master Property Owners Association was held on Monday, March 12, 2007, at 6:00 p.m. at the Club at the Strand, 5840 Strand Boulevard, Naples, Florida.

**MEMBERS PRESENT:** Dr. Anthony Defeo, Vice President  
Honey Gardiner, Treasurer  
James Tuohy, Secretary  
**ALSO PRESENT:** Jerry Strom, Assistant Secretary  
W. Neil Dorrill, Manager

**ESTABLISHMENT OF QUORUM/PROOF OF NOTICE**

Mr. Dorrill indicated that a copy of the affidavit of notice is on file at the Association offices at 5672 Strand Court. It was determined that a quorum was present, with almost 60 percent of the communities being represented. The officers were introduced, and are listed above as being present.

He asked that any president of an association in attendance sign the registration sheet, as the votes of an association of this size are designated through the documents to the particular neighborhood representative.

**APPROVAL OF MINUTES OF 2006 ANNUAL MEETING**

The reading of the minutes of the 2006 annual meeting was dispensed with, and those minutes were adopted, and **on a MOTION by Jerry Strom and a second by Honey Gardiner, the dispensing of the reading and adoption of those minutes was unanimously approved.** Copies of the minutes and financial statements are available for anyone who would like a copy.

**OFFICERS REPORTS**

Dr. Defeo reported on the state of the Strand, and indicated that financially its condition is stable, and a detailed report would be given by Ms. Gardiner.

A priority identified several years ago was a need for a second exit, and after long negotiations with WCI, and with the help of Mr. Dorrill and Commissioner Halas, the gate became a reality in late 2006 and offers security and convenience for the residents. The main gate has been renovated with new plantings and construction changes. Strand Boulevard has been beautified with plantings and benches.

Removing exotic vegetation to help keep Strand Boulevard looking beautiful is an ongoing project, and Dr. Defeo thanked Mr. Dorrill for being on top of this.

The Strand website is up and going, and each neighborhood is able to send in any information they have about their neighborhood, and Mr. Hedges and Mr. Dwyer were thanked for their hard work in getting it going.

Among the 2007 projects that have been designated by the Master Association as the highest priorities is an evaluation of a third exit lane at the main entrance, which would require moving a curbstone in the middle of the island. There is an extensive process that this type of project must go through for County approval, but hopefully in the near future this will be a reality, and it will be easier to get out of Strand Boulevard.

Negotiations are also under way with the Cable TV contractor. Comcast has been approached for a high speed facility hookup for 1,100 residents, and the Master Association is attempting to get a more favorable rate.

#### **FINANCIAL REPORT**

Honey Gardiner gave a summary of the financial condition of the Strand, and advised those present that copies of the financial statement are available for everyone. The North Gate project was summarized, being paid for with \$100,000 from the reserves, and another \$292,838 in special assessments from the homeowners.

Total revenue for 2006 was \$943,243, and the total net expenses \$980,985. That gave a net loss of \$37,742. Ms. Gardiner summarized the income and expenses, and showed the budgeted verses the actual expenses on the five major categories.

The report showed the assets and liabilities on the balance sheet as of December 31, 2006. The 2007 budget was summarized, including maintenance and the four major sub-accounts. A contribution of \$13,456 has been budgeted for the reserves.

#### **NEW BUSINESS**

##### A. Service Recognition

Outgoing president Alan DiGangi and outgoing treasurer Richard Dwyer were recognized for their outstanding service to the Association, as was John Thomas, who was the first president of the Master Association. Mr. Thomas was thanked for his help with implementing many improvements for the Strand, and presented with a plaque marking his years of service.

**A break was taken at this point while the ballots were compiled and certified.**

**\*\*\*\*\* the tape ran out while in recess, and did not get turned back on until the meeting was into public comment. The Election results were not on the tape.**

**THE STRAND MASTER PROPERTY OWNERS ASSOCIATION,**  
**INC.**

**NEIGHBORHOOD REPRESENTATIVE’S BALLOT**

I hereby cast this ballot for the purpose of voting for nominees for the Board of Directors of the STRAND MASTER PROPERTY OWNERS ASSOCIATION, INC., at the meeting to be held on March 12, 2007, at 7:00 p.m. at The Club at The Strand, 5840 Strand Blvd., Naples, Florida 34110.

I cast my vote for the following nominee(s): (Vote for five (5) only)

1. Anthony P. DeFeo, M.D. \_\_\_\_\_
2. Helen (Honey) Gardiner \_\_\_\_\_
3. Kenneth Hedges \_\_\_\_\_
4. Robert Polizzotto \_\_\_\_\_
5. Jerry Strom \_\_\_\_\_
6. James Tuohy \_\_\_\_\_
7. Other \_\_\_\_\_

Neighborhood: \_\_\_\_\_

Neighborhood Representative: \_\_\_\_\_

Signature: \_\_\_\_\_

Number of Votes Represented: \_\_\_\_\_

Date: \_\_\_\_\_

**Upon the final tabulation of the votes the results were as follows:**

2007/2008 BOARD OF DIRECTORS

Ken Hedges, President  
6035 Pinnacle Lane #702  
254.8262  
[kenhis@comcast.net](mailto:kenhis@comcast.net)

Anthony DeFeo, Vice President  
5799 Persimmon Way  
514.7388  
[tonydefeomd@aol.com](mailto:tonydefeomd@aol.com)

Honey Gardiner, Treasurer  
5848 Paradise Circle  
598.9058  
[honeygardiner@comcast.net](mailto:honeygardiner@comcast.net)

James Tuohy, Secretary  
5881 Three Iron Drive #903  
514.3609  
[JP2ESR@comcast.net](mailto:JP2ESR@comcast.net)

Jerry Strom, Director  
5977 Ashford Lane  
Naples, Florida 34110  
597.4215  
[strandtrophyclub@yahoo.com](mailto:strandtrophyclub@yahoo.com)

**PUBLIC COMMENT**

Various questions were asked of the Board from the community, and included a discussion of speeders along Strand Boulevard and various methods to slow them down. The captain of the guard gate, David Gilyard, was given a round of applause, and Mr. Dorrill praised him for the attention he gives his job. He explained that the resident lane is closed after 11:00 p.m. to force everyone to come through the inside lane for security reasons. If the guards are asleep or not as attentive as they should be after 11:00 p.m., Mr. Dorrill asked that his office be called as there is a process in place to handle the problem.

There were several questions regarding the budget, and Dr. Defeo asked anyone who has a question to come to the second Wednesday of the month meeting when the budget committee meets. Of primary concern was the landscaping maintenance costs and administrative fees, and Dr. Defeo explained the breakdown and costs.

A member asked about the red cones at the entrance, and Mr. Dorrill indicated that the bar code system that was installed at that entrance was done at the same time, by the same contractor, as the north gate. Just prior to moving the bar code reader at the main gate, it was learned that there were problems with it, and as it was near the end of its original design life cycle, it was decided to purchase a new, rebuilt and warranted bar code reader. The new reader that was installed is not performing correctly, and has not yet been paid for, pending the resolution of the dispute with the contractor to modify the installation so it will work properly.

\*\*\*\*Several things could not be heard. Concerns with the club, golf members  
Etc. Just can't hear the discussion.

In response to a question from a member of the public regarding the bar codes, Honey Gardiner indicated that the committee is working with two vendors, and although a decision has not yet been made, they will be moving forward with it as soon as a firm number on the ultimate cost is obtained.

Mr. Dorrill advised a resident who asked about when the street lights on Veteran's Parkway would be turned back on that the responsibility is WCI's, as they have posted a one year warranty and maintenance bond on the lights. The County will assume responsibility after that time.

Mr. Dorrill asked anyone who had any further questions to stay after the meeting was adjourned and speak with him and the Board.

**ADJOURNMENT**

On a MOTION and a second the meeting was adjourned at 7:25 p.m.