

**STRAND MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 20, 2008**

A regular meeting of the Board of Directors of the Strand Master Homeowners Association was held Thursday, March 20 at 8:00 a.m. in the Strand Boardroom.

DIRECTORS PRESENT: Ken Hedges, President
Anthony Defeo, Vice-President
Honey Gardiner, Treasurer
Bill Young, Secretary

ALSO PRESENT: W. Neil Dorrill, Manager

ROLL CALL/APPROVAL OF AGENDA

The meeting was properly noticed, and it was noted that a quorum was present, with the members as listed above in attendance. A copy of the notice is on file in the Association offices at 5672 Strand Court. With the addition of item 5B, Channel 96 Equipment, and The Election of Officers, to take place immediately following the approval of the Agenda, **the agenda was unanimously approved on a MOTION by Honey Gardiner and a second by Anthony Defeo.**

ELECTION OF OFFICERS

Anthony Defeo nominated **Ken Hedges** to serve a second year as president, and the nomination was seconded by Honey Gardiner and unanimously approved by the Board. Honey Gardiner nominated **Anthony Defeo** to serve as vice-president, and the nomination was seconded by Bill Young and unanimously approved by the Board. Anthony Defeo nominated **Honey Gardiner** to serve a second term as treasurer, and the nomination was seconded by Bill Young and unanimously approved by the Board. Honey Gardiner nominated **Bill Young** to serve as secretary, and the nomination was seconded by Anthony Defeo and unanimously approved by the Board. Honey Gardiner then nominated **Neil Dorrill** as assistant secretary, and the nomination was seconded by Anthony Defeo and unanimously approved by the Board.

APPROVAL OF FEBRUARY 13, 2008 REGULAR MEETING MINUTES

Mr. Hedges noted that Mr. Strom was not present at the meeting, and Dr. Defeo made the second to the motion to adjourn. Additionally, after the first paragraph on Page 6, the record should reflect that the meeting was adjourned at that time. With those corrections, **the minutes were then approved on a MOTION by Anthony Defeo and a second by**

Honey Gardiner. Mr. Dorrill will make the revisions to the minutes before it is posted on the website.

MANAGER'S REPORT

A. Water Restriction Actions

Mr. Dorrill advised the Board that he had decided to return the water truck, as Strand, Ltd. had begun to provide water to the streetscapes on Strand Boulevard, as well as the commercial areas. His concern was that the Board may be accused of doing supplemental watering should they continue to water with the truck. Mr. Hedges and Mr. Dorrill met with Mr. Walker, and the South Florida Water Management District will have engineers in following the meeting to review the individual neighborhood irrigation system in their attempts to resolve the permit issues. They will be advised that three detached villa communities are all using potable water with the exception of four at Anna's Place. Due to the history of the master permit, Mr. Dorrill feels that the potential for fines is very low. Additionally, as it relates to the emergency injunction hearing held the previous week, there was concern as to whether the Association's attorney was properly prepared with exhibits, which were not admissible at the hearing. Mr. Dorrill asked the attorney, who will be at the District to meet with the engineers, to come and address the Board and answer any questions that may have in this regard.

Dr. Defeo agreed that there were basic things that were not done, and he felt the Board needed explanations as to why certain things were not done that are required for the successful argument for an injunction. He asked the Board to consider whether they wanted a mediation, whether there was any anticipation that that route would be fruitful. He felt a quick trial date should be what the Board requests, and that no more than an hour should be spent on mediation preparation, as the chances of a successful mediation were next to none. These are the questions he planned on asking the attorney.

Mr. Dorrill advised those present that the next phase is the discovery phase, which can be expensive, so there should be an explanation as to what the costs will be. Dr. Defeo indicated that the Board should decide now whether they were going to go further with the lawsuit, understanding that there will be costs involved.

Dr. Defeo felt that when opposing counsel cancelled the hearing at the last minute in February, that it should have been reset immediately by the District, and further, he added that the property manager should have attended, and that he is tired of "dancing to their music".

DIRECTORS' REQUESTS

A. Wackenhut Increase

Mr. Hedges advised the Board that a letter had been received by Dorrill Management indicating that Wackenhut is increasing their costs by 5 percent. Mr. Dorrill asked the Board for authorization to counter the letter with one indicating that operating under a fiscal year, the budget will not accommodate this increase at this time, and the request will be taken under consideration for the next year. He added that they are an excellent customer for Wackenhut, and he suspected that Wackenhut's gas costs were going up, and this increase was to cover that. Their last increase was two years ago. **On a MOTION by Anthony Defeo and a second by Honey Gardiner, Mr. Dorrill was authorized to write the above discussed letter to Wackenhut, and further, that he obtain two additional proposals from security companies in the area before the next fiscal year.**

Mr. Dorrill ask that the Motion be slightly amended to make sure the two security companies selected for proposals be prequalified, and he further indicated that there were only two that he would recommend, being Kent Security and Securitas.

Dr. Defeo Agreed, and **with the caveat of prequalification being added to the Motion, it passed unanimously.**

B. Channel 96

Mr. Hedges indicated that he would like to respond to Hilda and that the hard drive be replaced by them, and if it needs total replacing, then it should be moved to Dorrill Management. Landon Demery is the contact at Comcast, and Mr. Dorrill will look at the contract to make sure that it is the responsibility of Comcast to provide the device, as it is nine years old. He also asked if the Board felt that Channel 96 is still a benefit to the community and should be continued. Dr. Defeo did not feel that it was terribly important, and if they are not willing to replace it, it should not be a concern. He felt that everyone can find any important information on the website and the Board agreed.

TREASURER'S REPORT

Honey Gardiner indicated that she had just received the February 29 report as she came into the meeting, and she reported on that to the Board as the corrections have been made in the retained earnings section. The two-page report given at the annual meeting was incorrect. Paragon Financial is providing corrected copies of the balance sheet and income statement for December 31, which is reflected in the February 29 report. The income statement shows a loss of \$39,000, which is attributable to legal expenses for the month of February, as well as lake and water management, which has exceeded

budget by over \$11,000. Mr. Dorrill noted that this was due to the authorized lake restoration. Mr. Dorrill asked about the credit memo that had been negotiated with Horticare, which was \$22,000. Ms. Gardiner indicated that indeed they were unspent 2007 expenses, and going forward, the money is spent in different categories, and the bottom line indicates the total spent. In other words, that money is not there.

Mr. Dorrill asked if the credit should be treated as such against an upcoming bill from Horticare, and Ms. Gardiner will make sure that the credit has been received, and she and Mr. Dorrill will take a look at this and make any adjustments as necessary.

Ms. Gardiner will take a closer look at the February statement and will discuss it further with the Board the following month. Mr. Dorrill suggested that the acceptance of the February financials then be tabled until the March meeting.

Dr. Young noted that the Single Family Homeowners Association had received a bill with a 5 percent penalty for January's maintenance fees. He indicated that he did call Dorrill Management on the 3rd of January indicating that they had not received a bill, and then recalled on the 13th of February. The bill was then faxed to the wrong number, and on the 3rd of March it was sent in after a call was made to them requesting it and giving the amount due. As all bills have been paid within 2 days in the past, he felt the penalty was unwarranted. Ms. Gardiner indicated that there is a written policy on delinquent payments, but the fax number from R&P was incorrect. She asked what the policy was within the Single Family Association for delinquent payers, and she was told that it was more lenient, with more flexibility. She felt that the complaint was with R&P, and not the Association, indicating that if the Association was to waive the penalty and interest based on the fact that R&P claimed they didn't receive the bill, they would be in a liability situation with other neighborhoods in the Strand.

Dr. Defeo did not agree, feeling that it was an isolated event, and an effort was made to pay the bill, and there was a breakdown in communication. **Anthony Defeo then made a MOTION that a further report be gotten from R&P so that the Board can make a determination on whether to waive the penalty or not.**

Dr. Defeo then added that he did not want money from the Single Family Homeowners, and that R&P should possibly pay. Ms. Gardiner agreed. Dr. Defeo indicated that he hoped with the additional month, this issue can be worked out. Mr. Dorrill further indicated that in his office, all calls from R&P are logged into the phone log, and no call was received.

There was no second to the motion, but the Board agreed that this is what would be done, and this item will be readdressed at the April meeting.

Dr. Defeo asked Dr. Young to make sure that the Single Family Homeowners understood that they are not trying to make trouble for them, and hoped that it would make it easier for them to deal with R&P on this issue.

MISCELLANEOUS CORRESPONDENCE

Mr. Dorrill indicated that there was nothing further of note for the Board under Miscellaneous Correspondence.

PUBLIC COMMENT

Mr. Polizzotto indicated that he agreed 100 percent with Dr. Defeo on the issues with the water restriction actions. Secondly, he indicated that his copy of the permit indicated tracts as opposed to acreage, with the only one not listed in the original permit is Eden. He noted that the Single Family Homeowners, are incurring an additional \$7,000 a month in water bills for the 65 homes.

ADJOURNMENT

With no further business to come before the Board, the meeting was adjourned **on a MOTION by Anthony Defeo and a second by Honey Gardiner at 8:55 a.m.**