

**STRAND MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 9, 2008**

A regular meeting of the Board of Directors of the Strand Master Homeowners Association was held Thursday, April 9 at 8:00 a.m. in the Strand Boardroom.

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

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 4C, Update on Preserve Maintenance Projects, **the agenda was unanimously approved on a MOTION by Anthony Defeo and a second by Honey Gardiner.**

APPROVAL OF MARCH 13, 2008 REGULAR MEETING MINUTES

Ms. Gardiner asked for an explanation of line 7, on Page 2 under Water Restriction Actions, the sentence beginning with "They will be advised", and Mr. Dorrill gave her the names of the villa communities that are using potable water, indicating that there were four homes in Anna's Place that were not using that resource.

The Board agreed that the minutes need not be as detailed as they have been, and Mr. Dorrill noted that if there are things discussed that are of an attorney client privilege nature, that the tape should be turned off. **On a MOTION by Anthony DeFeo and a second by Bill Young the last part of Item A on Page 2, beginning with "Dr. Defeo agreed", was stricken from the minutes. The Motion was unanimously approved.**

Mr. Young then noted on Page 4 that he did not call Dorrill Management on the 3rd of January, but it was Ms. Rosie Lakin who made that call. Also the bill was sent in on the 10th of March rather than the 3rd.

Additionally, the minutes of the last meeting approval was February 20 as opposed to the 13th. **With those corrections and deletions, the minutes were approved on a MOTION by Honey Gardiner and a second by Anthony Defeo.**

MANAGER'S REPORT

A. Water Restriction Actions

In accordance with the Board's direction at the previous meeting, Mr. Dorrill noted that the water truck was returned, and with some sporadic access to water for Strand Boulevard and record rainfall over the past few weeks, there has been an easing of the watering problem. As it relates to the lake banks, a small, pilot project was undertaken at no cost to the Association, which tilled the rutted areas and made the banks look much better. Mr. Dorrill added that this could not be done on all the lakes due to the steep slopes, and in going forward lake banks will continue to be an issue.

B. Line of Credit

Application for a line of credit with Fifth Third Bank has been made. Mr. Dorrill suggested that the Board approve the application and authorize the officers to sign it. **On a MOTION by Anthony DeFeo and a second by Honey Gardiner, the treasurer was authorized to sign the application for a letter of credit. It was unanimously approved.**

An estimate has been received from Cheffy, Passidomo for the costs of litigation. At this point a short break was taken in the proceedings.

On a MOTION by Anthony DeFeo and a second by Honey Gardiner, it was agreed that a member of the community would be appointed by the president to meet with Cheffy, Passidomo for a premediation meeting. It was unanimously approved.

C. Preserve Maintenance Contractor

Mr. Dorrill met with Scott Davis regarding the Preserve maintenance, and \$35,000 to \$37,000 is spent yearly, with \$38,000 budgeted on Preserve maintenance issues. The original permits for the community required multiple yearly reports as well as an every five year inspection. Mr. Dorrill noted that the Preserves are looking better than they have in a long time, and he feels that Mr. Davis' company is doing an excellent job in keeping the areas exotic free and maintaining them as necessary. As the Board had asked that Mr. Dorrill meet with Mr. Davis quarterly and designate what areas needed to be worked on, Mr. Dorrill advised the Board members that a meeting had been held the previous Monday. Depending on the water levels in the preserves, the months of July, August and September may not have service.

DIRECTORS' REQUESTS

A. Access Control Software/Training

Mr. Hedges indicated that training begins the following week on the new software, and as of yet none of the barcodes are in the system. Everyone will have to stop at the gate initially to register their number, and the president of each neighborhood will be advised of this, and they in turn will advise the residents. Additionally, a sign will be at the gate to further advise people of this. Ms. Gardiner suggested that the resident lane be closed on the first day to prevent illegal gate passes from being used, as well as to prevent the gate arm from being damaged.

Mr. Hedges added that the data was not tied together initially, and it would have to be so heavily modified before uploading that it makes more sense to start cleanly on the new software. As much information as possible will be uploaded beforehand. A new system of monitoring renters as well as rental cars for owners will be utilized. There will also be a separate segment for employees of the club and non resident golf members. If non resident golf members wish to use the back gate, they will have to pay the same assessment as everyone else.

Mr. Arndt suggested that communications between the manager's office and the associations through to the residents is weak and needs to be improved.

Mr. Hedges noted that every member of the President's Council is consistently notified of all happenings as it relates to Board action, and asked that Mr. Arndt reserve his comments for the public comment section.

B. Letter from Mike White

The letter from Mike White was discussed, and the fact that the HOA did not want to deal with it and asked the Master Board to handle it. Mr. Hedges indicated to the HOA that the Board did not want to get involved. *****Was not indicated what it was.*****

After discussion, the Board agreed that it would be referred back to the Links, with a copy of the documents relating to this issue.

C. Boiled Peanut Stand

Mr. Dorrill noted that this vendor, located at the light on Strand Boulevard near Wal-Mart is in violation of county code, and he will be calling the county to report it immediately.

D. Maintenance Fee/Single Family HOA

Dr. Young addressed the Board regarding the 5 percent penalty billed to them for January's maintenance fees. He indicated that after doing further checking as the Board had requested, he discovered that two calls were made requesting a bill, and then on the 13th of February another call was made, the third call, and an incorrect fax number was received at that time. The penalty and the interest has been paid, which was R&P's

decision. The Single Family HOA still feels that the penalty should be reimbursed. Ms. Gardiner indicated that she agreed with Dr. Defeo's comment from the previous month, that it should be the responsibility of R&P to pay for it. Dr. Defeo suggested that the Single Family HOA should not be fined, and that they should look to R&P for payment. OVERTALK

A MOTION was then made by Anthony Defeo that in the spirit of cooperation the Single Family Homeowners be credited half of the penalty charged against them, on the condition that R&P pay the other half due to their error. The Motion was seconded by Dr. Bill Young and unanimously approved.

Dr. Young will return and discuss this with his Homeowners Association.

TREASURER'S REPORT

Ms. Gardiner reported to the Board on the February 29 Financial Statement, which shows a year to date net loss of \$38,756. There are a few items that have appeared in operating expenses that should be charged to the reserves relating to the gate access software, totaling \$8,327.

The legal expenses, and the lake and water management expenses due to lake bank restoration, were brought to the Board's attention as part of the reason why they are over budget.

Additionally, at the end of the north gate project about \$38,000 was left in reserves from the special assessment, and that was put into the general reserve.

In the receivables, as of February 29, the first Mango Cay Association owes the Master Association \$125.10, and the second owes \$12,215. Mr. Dorrill indicated that he spoke to counsel, Lisa Barnett, and they are in the process of filing a lien against Mango Cay II Condominium Association. Mango Cay, however, is contemplating bankruptcy, and they are also considering combining the two Mango Cays into one Homeowner Association.

Ms. Gardiner expressed her concern about ultimately collecting this money, and Mr. Dorrill added that thus far he has heard that the Association's lien will not be in any superior position over any other lien. He is waiting to hear from counsel on this, and he will keep the Board advised.

On a MOTION by Anthony Defeo and a second by Rick Tessmer, the Treasurer's Report was unanimously accepted.

MISCELLANEOUS CORRESPONDENCE

For clarification purposes, Mr. Dorrill indicated that although there is no obligation to receive public comment, it has always been the practice of the Association to do so at the end of the meeting agenda. Mr. Hedges reminded those speaking that they had a limited time to do so.

A. Water Issues – Joe Arndt

Mr. Arndt asked for a copy of the evaluation form that the Board uses in evaluating the renewal contracts for the property management company. Mr. Hedges advised him that the request would be taken under consideration.

He suggested that it might be a good idea to open up discussions from other management companies occasionally to get proposals from them. Mr. Hedges indicated that there are reasons that that is not being done.

Mr. Arndt suggested that the original bill relating to the water issues with the law firm should be renegotiated, and Mr. Hedges indicated that that had already been discussed. Mr. Arndt added that he felt it was important for the Board to have input on issues before a decision is made, and previously when he was giving his opinion, he felt he had a right to do so under the Florida Statutes. Mr. Dorrill stated that the law says that the Board meeting is not a public hearing, and members who are residents are entitled to speak at a meeting, but that does not entitle them to take part in a Board discussion. Ms. Gardiner suggested that any point Mr. Arndt would like to make could be written and submitted to the Board ahead of time. It was Mr. Arndt's understanding that input from the residents should come before the Board makes a decision on an issue.

B. Transfer Ownership of Lake Pumps/Irrigation Lines

Mr. Hedges noted that he had had a talk with Steve Walker, and he found out if the pumps are transferred to Al DiGangi****, his name would go on there, and the aggregate of the acreage would put him into the reporting phase. He suggested that two separate permits be obtained, one in the name of the Master Association and one in the name of the Single Family Homeowners Association. By way of background, there is a pump in the lake at Amber Wood that supplies irrigation to those homes. There is a pump in the lake behind Barclay that provides the same function. Those residents feel that as the ownership of them should be transferred to them as they do not benefit the Master Association, who is presently responsible for them and they own the lines behind the homes. **Anthony Defeo made a MOTION that the Master Association transfer ownership of the lines in question to the Single Family Homeowners, pending further consultation with Steve Walker. OVERTALK** After further discussion on the method of transfer, **the Motion was made by Anthony Defeo and seconded by Rick Tessmer, and**

restated to indicated that the president be authorized to execute the bill of sale and all other required documents. It was then unanimously approved.

ADJOURNMENT

With no further business to come before the Board, and the agreement that the next meeting would be held on May the 13th, the meeting was adjourned **on a MOTION by Anthony Defeo and a second by Honey Gardiner at 9:07 a.m.**