

**STRAND MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 14, 2008**

A regular meeting of the Board of Directors of the Strand Master Homeowners Association was held Wednesday, May 14 at 8:00 a.m. in the Strand Boardroom.

DIRECTORS PRESENT: Ken Hedges, President
Anthony Defeo
Bill Young, Secretary
Rick Tessmer

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 5A, Discussion of Website, and 5B, Report on Fine, **the agenda was unanimously approved on a MOTION by Mr. Young and a second by Rick Tessmer.**

APPROVAL OF APRIL 9, 2008 REGULAR MEETING MINUTES

On Page 3, under Item B, Lakes should read Links..
On Page 5, under Item B, Rick Tessmer was the seconder to the motion.
With those corrections, additions and deletions, **the Minutes were unanimously approved on a MOTION by Rick Tessmer and a second by Bill Young.**

MANAGER'S REPORT

A. Mediation Update and Budget Impact

Mr. Dorrill noted that after mediation it appears that there is a basis to go forward to develop a written settlement agreement, and he asked for any direction the Board would want him to bring to the attorneys as they draft the agreement.

Concerning the \$100 per unit payment in exchange for any necessary easements for existing pipes for individually owned irrigation systems, Mr. Dorrill did not feel that the Master Homeowners Association could bind the individual boards to pay this amount, or to pay for it out of the reserves itself. He felt that it was the responsibility of the neighborhoods to do their own assessments or pay for it out of their reserves, because

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that is not common property, nor in any way part of the irrigation system owned by the Master Association. This will have to be checked on with legal counsel to determine what the correct answer is. Additionally, it may not be necessary for the individual neighborhoods to have any easements.

Mr. Young asked Mr. Dorrill to bring him up to speed on the mediation agreement, and as it is confidential information, non Board members were asked to step out of the room while the discussion was had.

Mr. Hedges then advised those Board members who were not present at the mediation as to what happened during the discussion in question.***I have left these details out as this is a confidential discussion.***** A further discussion was then had off the record.

DIRECTORS REQUESTS

A. Website Discussion

Mr. Tessmer got a quote for the website, and to make the six sections available in an easy and accessible way, the cost will be \$765.00.

On a MOTION by Anthony Defeo and a second by Rick Tessmer, the money was unanimously approved for the establishment of the Master website.

B. R&P Fine

Dr. Young advised the Board that this item had been discussed at the Single Family Homeowners Meeting, and the Board agreed that the Master Board would split the fine cost with R&P as per Dr. Defeo's suggestion. A credit memo will be issued to R&P and the neighborhood's treasurer for a credit on the third quarter billing.

TREASURER'S REPORT

On a MOTION by Anthony Defeo and a second by Rick Tessmer, the acceptance of the Treasurer's Report was tabled until the following month by a unanimous vote at Ms. Gardiner's request.

COMMITTEE REPORTS

There were no committee reports given at this meeting.

MISCELLANEOUS CORRESPONDENCE

There was no Miscellaneous Correspondence to be noted.

PUBLIC COMMENT

Mr. Tessmer asked about how the relandscaping of Strand Boulevard is going to be handled as it will be very expensive. He felt it will probably require an assessment, and that it ought to be put out to bid. Dr. Defeo suggested that the Board should wait until October, and added that they should wait until the end of the current storm season. In response to some discussion on this, Mr. Dorrill noted that almost all the plants currently in the ground are native Florida drought tolerant, with the exception of some of the crotons. There is a \$10,000 budgeted amount for this item, and additionally there is a \$10,000 credit with Horticare. Mr. Dorrill will get some updated pricing from Horticare and have it available at the next monthly meeting.

A member of the public indicated that as you exit Cypress Cove, you cannot see any cars coming from the right due to the overgrowth in that area. Mr. Dorrill will look at it and take care of it as soon as possible if necessary. Dr. Defeo added that the intersection of Three Iron Drive has a similar blind area. Mr. Dorrill will check that area as well.

Dr. Young asked that the issue of speaking at Board meetings be clarified as to what the statutes provide for a non Board member to speak at a meeting prior to the public comment area on subjects that are being discussed and voted on by the Board. Mr. Hedges noted that in any discussion had, it is a Board discussion. The Board can allow someone to speak, and the public is encouraged to speak during the Public Comment portion of the meeting. However, they are not permitted to join in Board deliberations. If there is a particular concern that a member of the public wants to address, it can be done via a letter to a Board member and the president of his neighborhood association ahead of the meeting so that if appropriate, that item can be brought up by a member of the Board for discussion. Section 720, Article 306, was read, which clearly lays out what the rights and responsibilities are of a member of the public to speak about a particular topic.

Mr. Hedges asked if there was any further information on children driving the golf carts, and two points were discussed. The first was that the carts are to be used to and from the golf course only, and are not to be used for regular transportation anywhere else. Additionally, they are usually covered under a homeowner's insurance policy for injury or damage. The documents do indicate that a licensed driver only can use the golf carts. **Dr. Defeo then made a MOTION that the Master Association purchase four signs to be placed in appropriate spots on Strand Boulevard indicating that only licensed drivers are allowed to use the golf carts. The Motion was seconded and**

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unanimously approved.

Dr. Defeo asked Mr. Dorrill to contact the attorneys and set up an executive session as soon as possible to address the Board's questions on the litigation.

The gate security was discussed, and a member of the public indicated that he felt that the security was very poor. He cited a problem that had recently occurred with a renter, and he added that he had received information that the Strand was a very easy place to get into. The night shift seems to be laxer than the day shift, and other Board members added that guests have had no problem getting in even without a call to the gate from the owner. An attempt will be made to coordinate the names of the golfers who are expected with the gate guards. Mr. Dorrill asked that any problems experienced with the guards be brought to his attention immediately rather than waiting for a meeting to bring it up. Mr. Hedges noted that he is still working out the details with David as it relates to stickers.

ADJOURNMENT

With no further business to come before the Board, and with the agreement that the next meeting would be held on June the 11th, the meeting was adjourned **on a MOTION by and a second at 8:50 a.m.**