

**STRAND MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 19, 2008**

A regular meeting of the Board of Directors of the Strand Master Homeowners Association was held Wednesday, June 19 at 8:00 a.m. in the Strand Boardroom.

DIRECTORS PRESENT: Ken Hedges, President
Anthony Defeo
Honey Gardiner, Treasurer
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 4D, the Whites' request, and 5A, Golf Cart Signs, **the agenda was unanimously approved on a MOTION by Honey Gardiner and a second by Anthony Defeo.**

APPROVAL OF MAY 14, 2008 REGULAR MEETING MINUTES

With the correction of Mr. Hedges to Mr. Young as the motion maker under the minute's approval, the Board agreed to defer the adoption of the minutes to the July meeting in order to check with Board counsel on how privileged discussions should be handled in the minutes.

MANAGER'S REPORT

D. White Letter

Mr. Hedges indicated that he had assembled some information and pictures related to the vegetation on the White property. He noted that this item was presented to the Board, and the height of various plants is beyond what is permitted. Dr. Defeo asked that the documents be gone over to assure that the Board had the authority to handle this situation and demand the plant removal. Once that was determined, Mr. Hedges indicated that the Whites had appealed to the Links' Board, which indicated that they had nothing to enforce in their documents. Mr. Hedges felt that this should be turned over to the neighborhood for enforcement, and that the rules are clear.

Anthony Defeo then made a MOTION that a letter be sent indicating that Section 10.25 of the Master Association states the rule, and the Master Association is directing the Links Board to enforce the rules. The Motion was seconded by Honey

Gardiner and unanimously approved.

Mr. Dorrill will draft the letter for Mr. Hedges' signature, indicating the delegation of authority to enforce the rule to the neighborhood association.

B. Dan Leaman - Gate Incident

Mr. Dorrill advised the Board that there is a minor dispute with Mr. Leaman who maintains that the arm at the main gate came down on the hood of his car, and with a previous, similar incident the manufacturer had advised Mr. Dorrill that the system does not work that way, but if someone is following too closely, that can be the cause. Mr. Leaman indicates that this was not the case, and his damage is \$300. Mr. Dorrill will keep the Board advised of the progress of this dispute.

C. Median Landscaping – Cypress Cove

Mr. Dorrill had previously believed that it was the northern entrance at Cypress Cove that needed attention, but it was the other entrance, and it has now been taken care of as well. Mr. Dorrill asked the Board to check the entrances for their approval, but he believes it has been trimmed appropriately.

DIRECTORS REQUESTS

A. Golf Cart Signs

Mr. Dorrill noted that two signs has been installed, and Dr. Defeo suggested that two more be installed, one going north on Strand Boulevard before the club entrance, and one going south on Strand, just past Eden's driveway. He added that this will also insure that the Association is covered as far as notification of the public as it relates to this rule. This item will also be noted on the web page.

At this point a MOTION was made by Anthony Defeo and seconded by that the business of the Board be suspended and a meeting with Mr. Booker, Board counsel, be had.

MANAGER'S REPORT (CONTINUING)

A. Mediation Update

Mr. Clay Booker, counsel in this matter, indicated that a bullet list of mediation items has been prepared, but has not yet been forwarded to opposing counsel. Dr. Defeo noted that he understood that there was some urgency to get this to opposing counsel, which is why

he had requested Mr. Booker's presence at the Board meeting. He also wondered where the follow up which was to be prepared the day of mediation was. Mr. Booker indicated that the information was boiled down that afternoon, and the Board indicated they had not yet received it. Mr. Dorrill made copies of the document for the Board members, as well as the E-mail which accompanied the document when it was forwarded to the Board members on that date. Mr. Dorrill indicated that he had not previously seen the document.

Mr. Booker asked if the Board would like to be individually emailed, but added that this could jeopardize the attorney-client privilege. Dr. Defeo thought that the problem could be handled with Dorrill Management's office, and there would be no need in the future for E-mails to the individual Board members.

Mr. Dorrill asked about the way the minutes should be handled when legal strategy was being discussed during regular meetings, and Mr. Booker indicated that Ms. Barnett was the expert in this area and would be advising the Board on this, but he believed that the minutes should reflect his presence, but add no additional details.

At this point an attorney-client session was had.

The Attorney will send an E-mail memorializing the points discussed in the attorney-client session to Mr. Dorrill's office for dissemination to the Board members. Dr. Defeo thanked Mr. Booker for his excellent representation.

DIRECTOR'S REQUESTS (CONTINUING)

A. Golf Cart Issues (Continuing)

In response to a question as to who will enforce the golf cart rules, Mr. Dorrill indicated that this can be referred to the rules enforcement committee, which has the power to levy fines on these sorts of issues. It was agreed that the individual complaints would be handled on a case by case basis.

B. Blueprint Revision on Home

The home that had requested a variance on architectural rules was referred to the Architectural Review Committee, and they will require an additional blueprint and will meet to handle this issue.

C. Recharge Well Discussion

The Board was asked about having a recharge well along Strand Boulevard for it specifically, and also discussed whether the water was coming from the lakes to water the golf course. Ms. Gardiner indicated that the lake in question was not connected to the

golf course, and that that information came from Hole, Montes. Mr. Dorrill noted that there was some correlation between the club pumping and adjacent ground water, and there is a transfer of water moving into that area. He suggested that rather than a recharge well, the Board may want to explore backpumping water out of the Immokalee Road canal into the lakes. This would be controlled by the Water Management District.

D. Clubside Roofs

A Board member indicated that Clubside was notified about the Board's concern and the neighborhood indicated that they had signed a contract to have them done in October. The Board agreed that this was reasonable.

The Board discussed alternate options for roof cleaning, including a substance that can be applied by the homeowner.

TREASURER'S REPORT

Ms. Gardiner indicated that she still only had the April 30 report, but she felt that the accountant may have sent a set of May financials, but they need restating.

On the April 30 statement, the net loss for 2008 is \$43,000. In addition to that there was a negative retained earning of \$30,000 from prior years, which can only be affected by a loss or net gain in a subsequent year. Credits from the landscaper and the attorney helped offset expenses, but along with legal fees, over expenses have included the gate software, which will be changed and recharged to the reserves, which will bring the amount down by approximately \$12,000. Additionally, a repair to the gate should also have been charged to the reserves, and this will bring the total amount of net loss down to \$29,000 which will be reflected on the May financials.

The current reserves are \$24,000 plus the two CDs, and the total is \$90,000.

She anticipates most of the operating account line items will remain the same, but that the negative retained earnings and replacement of landscaping will have to be addressed.

The Board discussed the possibility of a special assessment to cover these costs, and that will be readdressed as the end of the fiscal year gets closer.

Additionally, the Board discussed what the reserve should be used for, which prior boards had determined was to be used to cover emergency expenses that could come up.

OVERTALK.

The Board also discussed repaving roads, and what the obligations were as it relates to the Master Association and the various neighborhoods. Ms. Gardiner felt that a reserve allocation for important, ongoing items such as repaving should be memorialized, and that each president should sign it as they take office. She felt that a portion of the reserves should be allocated to these items.

The Board agreed that prior to the time the budget is decided, information should be obtained on what road repaving and the attendant costs for a capital improvement

reserve will be. Mr. Dorrill indicated that the civil engineer has already been advised that figures are needed for repaving.

Ms. Gardiner indicated that she felt a budget committee needed to be formed now anticipating budget discussions later this year.

In response to a question from a member of the Board, Mr. Dorrill indicated that he had spoken to Horticare, asking them to work up a schedule of plants that need replacing from the guard gate north. Ms. Gardiner agreed with the Board when they indicated that Strand Boulevard needed to be done correctly, with sod as well to replace the areas that need it. Mr. Dorrill will forward the recommendations from the landscaper to the Board members for their consideration.

Dr. Defeo asked if any more money was going to have to be spent on the new security system at the gate, and Ms. Gardiner advised him that the only expense from this point will be the ongoing lease costs at \$15,000 a year. Every neighborhood but two has been inputted, and Mr. Hedges gave a brief rundown to the Board on how the system will work and how non resident golfers and guests will use the front gate. The Board members discussed the different issues as it relates to visitors to the club, and how they could possibly be handled.

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

ADJOURNMENT

With no further business to come before the Board, and with the agreement that the next meeting would be held on July the 9th, the meeting was adjourned **on a MOTION and a second at 9:51 a.m.**