

**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

