

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

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

DIRECTORS PRESENT: Ken Hedges, President
Anthony Defeo
Honey Gardiner, Treasurer
Jerry Strom
James Tuohy
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 the Mango Cay Community, the **agenda was unanimously approved on a MOTION by Honey Gardiner and a second by Anthony Defeo.**

APPROVAL OF DECEMBER 12, 2007 REGULAR MEETING MINUTES

On Page 2, Mr. Hedges asked about the meeting noted as the last item under B, and was advised by Mr. Dorrill that it had been held the previous week, and he will provide a brief update to Mr. Hedges on what transpired there.

Dr. Defeo noted that on Page 3, the last paragraph should include the indication that the whole intent of the agreement made by the prior Board was that it be fair and equitable to everyone on a per door basis, and Anna's Place would contribute their fair share as well. Ms. Gardiner added that Ashford Lane is owned differently, but is treated exactly the same as everyone else as it relates to repaving. Mr. Dorrill noted that at an appropriate time, if the Board feels it is necessary, they can consider a written resolution as this has never been reduced to writing. The Board agreed that this was a good idea, and Mr. Dorrill will work on this for the Board's consideration.

On a MOTION by Anthony Defeo and a second by Honey Gardiner, the minutes were then unanimously approved with these clarifications.

MANAGERS REPORT

A. Water Restriction Actions

The attorney has completed the draft complaint, including a request for an emergency injunction hearing. It has been reviewed and shared with the Board members, and it was

the intent of counsel to file it the following Friday. The Board discussed the content of the complaint, and Mr. Dorrill noted that a paragraph was included where the verbatim language of the agreement between Strand Master and Strand, Ltd. was included, where Strand, Ltd. would provide irrigation as necessary, which left the operation of the irrigation at the discretion of the Master Association. Mr. Dorrill will make sure that they have been served, and will keep the Board advised.

Steve Walker, the attorney for Southwest Florida Water Management, called Mr. Dorrill and advised him that the Master Association should expect to be invited to a meeting in West Palm Beach regarding the issue of the operating permit, and that the amended permit left off the various neighborhoods. Mr. Dorrill told him that the Board would be happy to attend. Mr. Hedges asked if the issue had been raised if in the effort to normalize the neighborhoods, whether it would be advantageous to do it as a single package or as individual pumps and wells. Mr. Dorrill indicated that he had been advised that it would be best and the least expensive to do a letter of modification to the existing system to add back in the satellite systems that were included in the original permit. In response to a question from Ms. Gardiner, Mr. Dorrill further indicated that in terms of prorating out costs to the individual neighborhoods, he felt that that should wait until the letter modification effort starts and further indications and information is forthcoming. The requirements of meters were discussed, and what responsibilities would have to be fulfilled by the individual neighborhoods in this regard.

Additionally, Mr. Walker asked for contact information from all of the affected neighborhoods, and Mr. Dorrill indicated that these people may have to either sign an affidavit or attend the hearing on this issue. The Board will be kept advised as these many issues progress.

B. North Gate Pylon Installation

Mr. Dorrill advised the Board that the installation of the pylons is complete on the north gate, and they are holding up well. The sign will be installed securely if the Board decides it is pleased with its placement.

C. Mango Cay Discussion

This Association was turned over in November, and the residents were left with \$94,000 in unpaid assessments for 2007. There are three residents there, and nine of the remaining 12 sales are now in foreclosure. Mr. DeBoest in Fort Myers will be assisting the residents with their problems, and there is a possibility of a declaration of bankruptcy to the condominium association. Additionally, there may be a lawsuit against Centex. As it relates to the Master Association's budget, they owed as of November 30 \$7,700, and their inability to pay does impact the Master Association. Ms. Gardiner felt that the resolution on delinquent payments adopted last year should continue, as there is a lot of money that could be lost. Mr. Dorrill indicated that that will be pursued with Association counsel, Cheffy, Passidomo.

DIRECTORS' REQUESTS

A. Meeting re: Club Purchase

Mr. Strom indicated that a meeting was being held that evening with the Master Association, the Presidents Council and the Acquisition Committee, and although it is not restricted, it is not to be considered a general meeting. The issue of the purchase of the Club will be discussed, and the funds needed for an appraisal if that is necessary.

Dr. Defeo advised the Board that this issue had come up in the past, and legal counsel had advised that Board that they cannot, as a not for profit corporation, expend funds on a for profit golf course. Ms. Gardiner indicated that she would like to see that legal opinion, and was advised that it was written by Austin White, and it will be in the files.

Dr. Defeo added that his recommendation was if the Committee was looking to raise money, they should go to the dues paying golf members. He didn't feel that an evaluation was needed, as it depended on how much the members were willing to pay for it. He further indicated that this question had been discussed and answered numerous times.

TREASURER'S REPORT

Ms. Gardiner indicated that the report was as of November 30, 2007, and still shows the budget to be on the positive side. This report did not show the impact of lawsuit costs or the watering that was done. The three checks that should have been charged against the Reserve account will be noted in December. That will then put the Association at \$19,000 under budget.

Additionally, there was a large extra charge for electric, some of which was replacing stolen electric lines. The lights along Veteran's Parkway will not be charged a flat rate per pole as the others are charged, but rather on a metered rate. The 2008 budget for Account 554, this item, was already over budget in November.

In response to a question from Dr. Defeo, Ms. Gardiner advised him that the Club is timely on paying their bills, only withholding those items that they are questioning. Paragon has provided a detailed statement of account, and at this point it is at \$12,000.

At this point a brief discussion regarding the previous lawsuits with the Club was had, and Mr. Dorrill advised the Board that the Club withdrew their lawsuit with prejudice, and the countersuit was never followed up on, and counsel has advised Mr. Dorrill that for all intents and purposes it is dead.

The Treasurer's Report was then unanimously accepted on a MOTION by Anthony Defeo and a second by Jerry Strom.

COMMITTEE REPORTS

A. Update on Gates

Mr. Hedges advised the Board that the measurements and layouts have been done for all the neighborhoods, and they have been sent to the contractor. The data downloads from Safehouse would not work on the existing computers, and they have suggested that a hard disk be sent to Atlanta where they may be able to handle the problems. Mr. Dorrill then indicated that this had already been done, and the Board discussed the fact that there was quite a bit of weeding out and updating that needed to be done before all the names and addresses were downloaded. A situation was discussed where the system worked when a home in Eden had gone into foreclosure, and the owner had rented it out. The renter was stopped at the gate and denied admission to the home.

MISCELLANEOUS CORRESPONDENCE

No additional correspondence was noted.

ANNUAL MEETING

It was discussed and agreed that the annual meeting would be held on Tuesday, March 18th at 6:00 p.m.

ADJOURNMENT

With the agreement that the February meeting would be held on the 13th, and with no further business to come before the Board, the meeting was adjourned **on a MOTION by Honey Gardiner and a second by Jerry Strom at 8:50 a.m.**