

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

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

**DIRECTORS PRESENT:** Ken Hedges, President  
Anthony Defeo  
Honey Gardiner, Treasurer  
Bill Young, Secretary  
Rick Tessmer (Via Speakerphone)

**ALSO PRESENT:** W. Neil Dorrill, Manager

**ROLL CALL**

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.

**APPROVAL OF MAY 14, 2008 AND JUNE 19, 2008 REGULAR MEETING MINUTES**

**On a MOTION by Anthony Defeo and a second by Honey Gardiner, the May 14 minutes was unanimously approved.** Dr. Defeo then asked if there had been any action taken with the letter to the Whites regarding vegetation, and Mr. Hedges advised him that it had not yet been done, as Michael White asked that the letter be held up, and Mr. Weisberg indicated that this is not a Master issue, and will deal with it at a neighborhood level. Mr. Dorrill reminded the Board that there is a provision in the Master's documents which indicates that if landscaping is not maintained to its satisfaction, the neighborhood association can be required to do it, or the Master Association can do it and charge for it.

Dr. Defeo also asked about the golf cart signs that were mentioned in the minutes, and Mr. Dorrill advised him that they were ordered, and will be put in the locations discussed.

**On a MOTION by Anthony Defeo and a second by Bill Young, the June 19 minutes were then unanimously approved.**

**MANAGER'S REPORT**

A. Mediation Update

Mr. Dorrill updated the Board on the progress of mediation, indicating that the list has been finalized as a result of the June meeting, copies have been sent to the various parties, and counsel has confirmed that nothing yet has been received back.

All the neighborhoods have now received the first sufficiency letter from the South Florida Water Management District, and Mr. Walker has prepared a draft letter for each neighborhood to send back, indicating that the ownership issue is open.

It was pointed out that in the sufficiency letter received, the South Florida Water Management District noted that they understood that the issues are not within the sole control of the individual neighborhood associations, and that they would hold the application open until the issues are resolved.

Mr. Dorrill added that Strand, Ltd. has received a separate notice of violation from the Water District, indicating that they have 30 days to begin the process to amend the permit obtained with inaccurate information.

B. Coyote Snare

The snare has been set, and is checked bi-weekly. There have been sightings, but as of yet none have been captured.

C. Annuals Installation

Summer annual flowers have been installed, and are being amply watered by the rain. This planting should last through the winter. The berm replanting has been reviewed and some of the plants were taken out that were affected by the drought. A median replanting schedule will be submitted, and it will all be native Florida drought tolerant plants.

Dr. Defeo discussed the e-mail received from Mr. Nelson, **and he made a MOTION that the Board send a reply to him, indicating that the e-mail was received, his input was appreciated, and his ideas were being taken under advisement in order to proceed in a cooperative community program.**

After discussion regarding the proper response, and with the information from Mr. Dorrill that there are at least 10 landscape companies doing work in the commercial area with corporate offices throughout the country, therefore Master Association takes care of the smaller items, **there was a second by Bill Young to the Motion and unanimous approval.**

Mr. Dorrill also noted that he met onsite at Mango Cay with a new contractor to discuss the water features, and the system is working again. A property manager has been hired there, and the landscaper is now being paid.

#### **DIRECTOR'S REQUESTS**

##### A. Litigation Update

Mr. Hedges advised the Board that the issue of mediation points has been developed, and it has been sent to counsel. The paragraph relating to confidentiality was discussed, and Mr. Hedges will keep the Board advised.

##### B. Veterans Parkway Items

It was noted that the grass along the sidewalk on Veterans Parkway has grown out of control, and badly needs maintenance. WCI has mowed it in the past, but the county has now accepted it, and is refusing to bear the costs of maintenance because it was not a budgeted item. The Master Association is currently paying for the street lights, and Mr. Johnson is doing the mowing on the west side as a favor to the Board. Mr. Dorrill suggested that the Commissioner be asked to come out and look at the lack of maintenance there in an effort to get it taken care of.

Scott Davis advised Mr. Dorrill that the new owners of Tuscan Reserve may be required to remove the Brazilian Pepper in order to fulfill a requirement of an environmental permit obligation. If that is done, the Master Association may have to consider in the coming year's budget some sort of fencing and plantings for security and privacy. This will be addressed in the future if necessary.

#### **TREASURER'S REPORT**

Ms. Gardiner was advised by Mr. Dorrill that the credit line did get approved, and Mr. Hedges made mention of the contact from Dick Dwyer indicating that he will make protest at the next annual meeting if the Board pays any funds for interest using the credit line instead of cashing CDs, as that would be much cheaper. Dr. Defeo noted that Mr. Dwyer's suggestion may be a practical one, and Ms. Gardiner indicated that it could be done.

In comparing the previous month's financials to this month, Ms. Gardiner noted that the appropriate charge for gate access software is reflected in the May 31 financials. There is still a negative retained earnings from prior years of about \$30,000, which added to the year to date loss of \$50,000, brings the negative amount to approximately \$80,000.

**On a MOTION by Anthony Defeo and a second by Bill Young, the May financials were then unanimously accepted.**

**COMMITTEE REPORTS**

A. Architectural Review Committee

Ms. Gardiner asked if the Architectural Review Committee had ruled on the item referred to them the previous month, and she was advised that the homeowner had been contacted and advised that they needed another set of plans for the Review Committee. They have yet to be received.

B. Water Conservation Advice

Dr. Young advised the Board that he had contacted and had a visit from a gentleman from the Collier Soil and Water Conservation District, a governmental entity, who evaluated his sprinkler system and advised him on how it can be most efficiently used and what changes should be made. Mr. Dorrill indicated that if Dr. Young would have the gentleman he spoke to call Dorrill Management, they will set up an appointment with Greg to discuss this issue as it relates to Strand Boulevard.

The Board then briefly discussed the rumor that was circulating regarding the purchase of the club by the Strand, Ltd. That information is being disregarded at this point.

**ADJOURNMENT**

With no further business to come before the Board, and with the agreement that the next meeting would be held on August the 13th, the meeting was adjourned **on a MOTION and a second at 8:52 a.m.**