

**STRAND MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 13, 2008**

A regular meeting of the Board of Directors of the Strand Master Homeowners Association was held Wednesday, August 13 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, Dorrill Management

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. **On a MOTION by Anthony Defeo and a second by Honey Gardiner, the agenda was unanimously approved.**

APPROVAL OF JULY 9, 2008 REGULAR MEETING MINUTES

On Page 1, Mr. Hedges asked that the clarification be made that he had contacted Mr. Weisberg, and described the plan to notify The Links, and that the Board did not desire to deal directly with the owners. Mr. Weisberg will deal with the issue through The Links HOA. Mr. Hedges asked Mr. Dorrill if the letter to the Links HOA was sent, and Mr. Dorrill indicated that he had had a subsequent discussion with Mr. Weisberg, who had asked him to wait until he spoke to the president of the HOA. The Board discussed the fact that nothing had yet been done, and as it has been a month, a letter will be sent to their association indicating that if the cutting is not accomplished within 30 days, the Board will have it done.

On Page 3, under the Treasurer's Report, Mr. Hedges asked if Mr. Dwyer's name should be deleted, and the Board agreed that it was appropriate to leave it in.

On Page 4, where it indicates that the Board briefly discussed the rumor that was circulating regarding the purchase of the club, the Board agreed that that entire paragraph should be deleted.

With those amendments, the Minutes were unanimously approved on a MOTION by Anthony Defeo and a second by Honey Gardiner.

(At this point Mr. Tessmer joined the meeting by speakerphone.)

MANAGER'S REPORT

A. Review Median Replanting, Cost Proposal

Mr. Dorrill had previously provided the Board with copies of the proposal from Horticare for the median replantings, with the completed invoice for the replacement plantings in front of Feather Sound and Clubside. The Board discussed what had been done at Sawgrass, and Mr. Dorrill explained what had been done to Dr. Defeo, who indicated that he felt the Board should see the proposal and costs before any plantings are done at Sawgrass, and he questioned the \$18,000 noted on the invoice for that area. He added that he did not object to the amount, but the process. After further discussion regarding what had and had not been done for Sawgrass, Mr. Dorrill explained that he had understood that the Board wanted Horticare to proceed with the replanting in both Feather Sound and Sawgrass.

Ms. Gardiner indicated that although the size of the replanting was not anticipated in the budget, she felt it was necessary on Strand Boulevard because of its terrible condition due to the club turning off the water. Mr. Tessmer agreed.

Dr. Defeo reiterated his concern over the spending practices on this issue, and indicated that he had stopped the planting at Sawgrass simply because the Board had not received a proposal on what was to be done on it beforehand.

In checking the meeting minutes from May of 2008, the Board determined that \$10,000 had been budgeted, and an additional \$10,000 was being credited from Horticare.

Approximately \$3,200 has been spent so far, and the total bill on all three areas comes to \$26,000.

Mr. Hedges asked about the remaining medians that were mentioned, and Mr. Dorrill advised him that in Greg's estimation, those medians did not need to be done at this time.

On a MOTION by Anthony Defeo and a second by Honey Gardiner, the proposal from Horticare was then unanimously approved.

Mr. Dorrill then reiterated a discussion had by the Board the previous month related to how these expenses would be projected to the end of the present fiscal year, and the CD in the amount of \$31,040 that came to term the previous day, on Ms. Gardiner's instruction to Oliver and at the Board's direction, was not renewed and is now in cash reserves.

B. Veterans Parkway Street Lighting/ROW mowing

Mr. Dorrill indicated to the Board that as a special condition of the permit that allowed Veterans Parkway to be built by WCI, the County indicated that it would be WCI's responsibility to pay for the maintenance and operation of the lights and the road until such time as it was connected to US 41. Mr. Dorrill has a call into Jeff Walker, the

County's risk management director, because of the recent lightning strike and the previous wire theft to see if a claim can be filed for costs incurred on assets not owned by the Association, and he has yet to receive a reply. The lights remain off due to additional work needing to be done, and Mr. Dorrill is arranging a meeting with the new ownership of Tuscany Reserve to see if some sort of cost sharing arrangement can be worked out to have the entire roadway mowed on a quarterly basis. Dr. Defeo felt that it would be appropriate for a member of the Board to meet with them at that time as well in an effort to work this issue out.

C. ARB Review, Visser Residence

The Architectural Review Board met the previous week, and the request and plans by the Vissers for the addition of a second floor have been approved with two conditions, that the roof tile be changed to cement tiles, and that a refundable \$5,000 deposit be placed with the Master Association to assure that the site is kept clean.

DIRECTOR'S REQUESTS

A. Arbitration Update

Mr. Dorrill gave the Board an update on the mediation process, and will keep them advised as the process continues.

TREASURER'S REPORT

Ms. Gardiner noted that as of June 30, the expenses exceeded the budget by approximately \$60,000. The excess is due primarily to legal expenses. The other account which is over budget is lakes and water management, but she indicated that that was a timing issue as it is a flat rate monthly fee.

In response to a question from Mr. Hedges, Mr. Dorrill indicated that there has been an algae bloom, which often happens this time of year, as well as growth of an undesirable water weed that grows from the bottom of the lake. This is being addressed.

Ms. Gardiner indicated that the remaining CD at Royal Palm will come due in March of 2009.

A meeting has been scheduled with Hole, Montes to discuss a reserve study to determine what assets should properly be identified as such. Questions as to what the Association owns and will be responsible to fund in the future, such as roadways, catch basins, insurance and the guardhouse roof can then be addressed before the finalization of the 2009 budget.

Ms. Gardiner expects to have a draft budget for the Board by the September meeting. **On a MOTION by Anthony Defeo and a second by Bill Young, the Treasurer's Report was unanimously accepted.**

Strand Master Association – Minutes
August 13, 2008
Page 4

MISCELLANEOUS CORRESPONDENCE

There was no further correspondence of note for the Board's consideration.

ADJOURNMENT

With no further business to come before the Board, and with the agreement that the next meeting would be held on September the 10th, the meeting was adjourned **on a MOTION and a second at 8:43 a.m.**