

**STRAND MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 10, 2008**

A regular meeting of the Board of Directors of the Strand Master Homeowners Association was held Wednesday, September 10 at 8:00 a.m. in the Strand Boardroom.

DIRECTORS PRESENT: Ken Hedges, President
Anthony Defeo
Honey Gardiner, Treasurer
Bill Young, Secretary

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. Item 5A was added as Cypress Cove Discussion, and **on a MOTION by Anthony Defeo and a second by Honey Gardiner, the agenda was then unanimously approved.**

APPROVAL OF AUGUST 13, 2008 REGULAR MEETING MINUTES

On Page 3, under Director's Requests, the Item should read Mediation Update, and under Treasurer's Report, the second on the Motion was made by Bill Young. **With those corrections and additions, the Minutes were unanimously approved on a MOTION by Honey Gardiner and a second by Anthony Defeo.**

MANAGER'S REPORT

A. Update on Strand, Ltd. Irrigation Litigation

A revised permit submittal package will be prepared.

B. Update on Veterans Parkway Street Lighting

Mr. Dorrill indicated to the Board that he had met with the new owner representative from Tuscan Reserve, Mr. Jeff Mangan. They discussed cost sharing and an interlocal agreement between the two communities on the operation of the lights and the mowing of the streetscapes. Mr. Dorrill also discussed the problem with the County Risk Manager, Mr. Walker, indicating that the Association is paying to maintain this County asset, and indicated that the Association is considering filing an insurance claim through the County for reimbursement for the two instances where the Association had to pay for loss when the cable was stolen and a lightening strike caused repair costs.

Mr. Dorrill added that Mr. Mangan is agreeable to the cost sharing arrangement, and they will meet again in a few weeks to formalize the agreement.

C. Police Patrol

Dr. Defeo noted that there is a problem with people dumping trash along Veterans Pkwy, and it was also noted that this area is being watched by the police as many people speed along that part of the Boulevard.

DIRECTOR'S REQUESTS

A. Cypress Cove

Ms. Gardiner advised the Board that she had been contacted by a Mr. Dan Lehman, who expressed a concern about the safety of the residents at Cypress Cove and the Strand Community as a whole due to an individual who is speeding in excess of 60 to 70 miles per hour inside the communities. Mr. Lehman indicated to her that the Sheriff's Office told him that a summons cannot be issued to anyone inside a gated community, and further, an agreement must be signed with the Sheriff's Office in order for them to come into the community for that purpose. Apparently most of the communities in the area have this agreement with the Sheriff in place, and there may be some costs involved as well.

Mr. Dorrill indicated that contact had been made with the Sheriff's Office, and added that the Sheriff's has the unrestricted ability to issue traffic citations anywhere in the county. He further explained that a separate agreement is had with other communities where off duty officers are hired to perform extra patrols. Mr. Dorrill will have this issue clarified by the day's end, but he added that Cypress Cove has the ability to declare the speeder a nuisance and to issue fines if its board makes that finding.

Dr. Defeo felt that more substantiation, a letter and a request for an appearance before the Board was needed prior to the offenders having their entrance permit invalidated. The Board of Cypress Cove will be advised of this, and Mr. Dorrill will keep the Master Board advised.

B. Gate Access Problems

A member of the Board indicated that there have been two occasions where visitors were denied access to open houses. Mr. Dorrill will speak to the guards at the gate about this problem in an effort to solve this issue.

PUBLIC COMMENT

This item was taken out of order to accommodate Mr. White.

A. Mr. White – Sea Grape

Mr. Michael White addressed the Board on the issue of hedges that were planted on the property adjacent to him belonging to the Longs. Apparently the former owners added some unapproved landscaping, which included ficus and sea grape. Some of these hedges have caused a problem with their size and they have obstructed the view.

Although they are cut down now, the issue remains with the sea grape problem which also obstructs the White's view. The owners maintain that it blocks the lights from Strand Boulevard onto their property, and they would prefer to leave them as a buffer. The Board previously sent a letter to The Links where this issue is occurring, and was advised by their board president that they would take care of it. Mr. Hedges indicated that he had seen the hedge and there is an additional hedge beyond it that affects the property.

Dr. Defeo advised Mr. White that it had always been the Board's policy to refer matters of this nature to the neighborhood, and that the Master Board does not get involved unless required. However, the Links has twice been asked to take care of it, and he has assured them that per the documents, they have the authority to handle this. He agreed that it has been dragging on and it needs to be attended to. This issue will be followed up on the following month, and if it has not been addressed, Mr. White will ask his board to address the Master Board at that time.

B. Speeding Concern in Cypress Cove

Mr. Lehman was advised that the issue of speeders in his neighborhood and the involvement of the Sheriff's Office was going to be looked into, and the Board will work in conjunction with the Cypress Cove Board. The options of road patrol enforcement and off duty patrol officers was explained and Mr. Lehman was assured that Mr. Dorrill would follow up on this and advise those concerned. Mr. Dorrill indicated that an update would be provided in October.

At this point a short break was taken.

Dr. Defeo again inquired if the Cypress Cove Board had determined if the owners were eligible for fines. Mr. Lehman indicated they were problem renters, and were moving out this Saturday.

TREASURER'S REPORT

A. Tentative FY 2009 Budget

Ms. Gardiner indicated that the budget is a draft document, and the second column was the same as the report included in the packet, showing that the current loss is \$85,000. Most of the budget numbers are the same as the 2008 budget.

Mr. Hedges indicated that he felt that the Board should be careful of the contract with Comcast, as there will be some changes in the methods and fiber optic cable will be implemented very soon.

In response to a question from Dr. Defeo regarding the 2008 budget related to the 2009 budget difference, Ms. Gardiner indicated that in the annual projected, each of the cost categories do not have the billing of shared expenses, or the offset, included, and the 725,000 is the gross number.

After further discussion, Dr. Defeo asked how he should explain the assessment to the homeowners, and he asked that the actual amount that is to be paid be provided. Ms. Gardiner indicated that she can project what the shared expenses will be, and will provide those figures to the Board. The increase is approximately \$20,000, and the main increases are comprised of cable television, public uplighting, Veteran's Parkway and right-of-way maintenance. The repairs for the gates were set at \$4,000 for 2009.

The administrative costs includes legal, going to \$60,000 for the following year. As it relates to the reserve contribution, the budgeted amount is \$27,000 for 2009, and Hole, Montes has been asked to provide information on what the amount should be for the upkeep and maintenance of the streets and storm sewers. Once that information is received, the Board can then decide how to determine the categories for reserve, whether to do a special assessment before the end of 2008, recoup the monies over 2009, or recoup it over the next two years, as the deficit sits at \$130,000 from the past two years. In response to a question from a Board member as to what the bulk of this deficit was comprised of, Ms. Gardiner indicated that the Board adopted a deficit budget in 2006, where the expenses exceeded the approved revenue.

Dr. Defeo expressed his opinion as it relates to the litigation expenses, and Mr. Dorrill advised the Board that they have a month to determine what is to be done. Dr. Defeo felt that it should be funded over three years, with no special assessment to the residents, and with an explanation to them as to what it was needed for. The Board further discussed the option of everyone paying \$100 yearly. Mr. Dorrill indicated that with a quarterly

assessment at \$250, up \$15, plus the \$100 assessment, that that would cover the expected expenses for the coming year.

Ms. Gardiner indicated that she will have the estimated amounts in the annual projected column for shared expenses at the October meeting, where the budget will be accepted. She added that she needed the feelings of the Board as to the direction they wanted to go on this issue, and Mr. Hedges and Ms. Gardiner were neutral about a special assessment, and Dr. Defeo and Mr. Young would agree with the \$250 and the special assessment.

Mr. Tessmer will be advised of the Board's discussion in this regard, and Mr. Dorrill will check the documents to ascertain the proper procedure as it relates to advising the residents of the assessment. The Board agreed that it would be effective January 1.

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 October the 8th, the meeting was adjourned **on a MOTION and a second at 9:20 a.m.**