

**STRAND MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
NOVEMBER 12, 2008**

A regular meeting of the Board of Directors of the Strand Master Homeowners Association was held Wednesday, November 12 at 8:00 a.m. in the Strand Boardroom.

**DIRECTORS PRESENT:** Ken Hedges, President  
Anthony Defeo  
Honey Gardiner, Treasurer  
Rick Tessmer

**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 a discussion on Comcast, and 5B as Contract Issues. **On a MOTION by Rick Tessmer and a second by Honey Gardiner, the agenda was then unanimously approved.**

**APPROVAL OF OCTOBER 8, 2008 REGULAR MEETING MINUTES**

Under Treasurer's Report, Item B on Page 3, the increase of cable television should be \$330,000, and Christmas decorations on the next line should be \$12,000. On Page 2, the Motion made by Dr. Defeo regarding the road repaving should read that when it came time to determine the road reserves for the payment of the pavement of the community roads, that this Board would confirm the policy stated on three separate occasions, that it would be done in a fair and equitable way throughout the entire community based on the population density that had been previously worked out. Dr. Defeo clarified it by saying that previous Boards have decided that it is a community responsibility and the Board has the right to collect those funds and use them fairly and equitably.

The Board discussed the best way to make changes in the minutes, and determined that clean minutes should be published for the residents.

**On a MOTION by Anthony Defeo and a second by Honey Gardiner, the minutes were then unanimously approved as amended.**

Dr. Defeo then asked Mr. Dorrill to have Mr. Bacovsky go back through the minutes of previous meetings of this Association regarding the road reserve, and to have the appropriate documents brought to a future meeting.

Mr. Dorrill noted that the first time it was discussed was in 2004 or 2005, under Mr. Thomas' presidency.

## **MANAGER’S REPORT**

### A. Water Use Permit

This item is to confirm the Board’s intent and written acknowledgement of the Hole, Montes contract, including an estimate on time and material basis. The designated engineer will be Frank Feeney. This item has already been approved by the Board.

### B. Annual and Pine Straw Installation

The preparation for the Annual flowers and pine straw is being done this week on Strand Boulevard, and the plantings are expected to be done by Thanksgiving. Horticare has also completed all tree pruning and palm trimming in advance of the pine straw installation. Mr. Dorrill also advised that the Christmas lighting was complete and the decorations would be installed and lights on the Friday after Thanksgiving.

## **DIRECTORS REQUESTS**

### A. Communications

Mr. Tessmer noted that he was able to speak with the man doing the website, and discussed with him the creation of a database to be used by the Master Association as well as all the individual associations, with communication abilities among them all. He explained how the process would work, what information would be provided on the database, and how the information would be inputted. The one time cost per association will be \$90, and each association will be able to use it for their informational e-mails as well. After a brief discussion, **a MOTION was made by Anthony Defeo to pay for the entire package, it was seconded by Rick Tessmer and unanimously approved.** A computer has been donated to the Association by Hilda at Comcast, and the community channel will be up and running soon, and the computer and network will be owned by the Association.

### B. Contract Issues

Mr. Tessmer asked about the procedure for accepting bids from contractors, indicating that he had heard that a landscaper wanted to bid on that contract and was advised that it would have to go through the Board. He also asked when the present contracts will expire for landscaping and security. Mr. Dorrill indicated that bids can be taken, and noted that he had had a meeting with that landscaping firm, and asked them to wait to see if the Board was interested in opening up bids from other firms. The present landscaping contract is up at the end of May.

Mr. Tessmer then made a **MOTION that all contracts be put up for bid at the conclusion of their terms**, and Ms. Gardiner noted that it was mandatory that all bidders be pre-qualified. **Honey Gardiner then seconded the Motion, which was unanimously approved.**

Mr. Dorrill will prepare a list of all the current contractors with the amounts and dates of the contracts for the Board for the next meeting.

A member of the public asked if the Board did annual evaluations of the contracting businesses, and suggested that it would be a good idea. Mr. Hedges indicated that the Board would take the suggestion under advisement.

#### C. Golf Course Drain Proposal

Mr. Dorrill spoke with Scott Davis about a proposal for the drain at issue, and he indicated to Mr. Dorrill that he did not want to give a proposal, but that he had taken some from other contractors, and will be giving Mr. Dorrill one from Glaze Golf Craft, who built the course. It was to be sent to Dorrill Management the previous Friday, but Mr. Dorrill is unaware at this time whether it was received or not.

Dr. Defeo asked to be reminded of what the Board agreed to do the previous month, and he was advised that it was a cost sharing decision that the Board made, and at this point prices are being obtained from Golf Craft and one other contractor.

**Anthony Defeo then made a MOTION that when the estimate is received, that the Board will vote on it as a cost shared agreement. The Motion was seconded by Rick Tessmer and unanimously approved.**

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

##### A. September Financial Report

Ms. Gardiner advised the Board that the deficit as of September 30 is \$98,000, approximately the same as the previous month. Again, it is mainly legal fees. The line of credit was used in September, and \$7,000 is presently owed on that.

**On a MOTION by Rick Tessmer and a second by Anthony Defeo, the Treasurer's Report was unanimously accepted.**

Dr. Defeo noted that there is some discontent within the community regarding the payment of legal fees, and he expressed his concern about the lack of cooperation and effort to reach reasonable solutions that exists in dealing with the Club. He added that he hoped the Board and the community realized that that is where the problem is, and he has expressed that to many community members who have expressed their concern to him.

Ms. Gardiner noted that in addition to attorneys' fees, the necessary special assessment also included engineering work done for the water permit.

#### **PUBLIC COMMENT**

Bob Polizotto addressed the Board on a number of issues, and asked about the status of accounting costs at \$9,000. Ms. Gardiner noted that it was an estimate and that a final proposal has not yet been approved.

He also asked about the missing tiles at the guard house, and Mr. Dorrill noted that they were originally damaged in 2005 during Hurricane Charlie and have fallen off during Tropical Storm Faye. After it is pressure washed they will be replaced, and the contractor is looking at painting the new tiles to match the old.

Mr. Polizotto also asked about the guard gate, whether the short arms are going to be replaced. Mr. Dorrill explained the standard lengths of arms that are available for the gates and noted that the 14 foot arms are the ones that have been used since 1998. Mr. Polizotto felt that the arm presently in place is shorter than 14 feet, and indicated that the guard advised him that it was incorrectly shipped to them. Mr. Hedges noted that the guards are unaware of what is there, and Mr. Dorrill asked that Mr. Polizotto meet him there and they can measure the arm, which is 14 feet and the longest that can be bought without extensions or counterweights. The cones that are there are removed at times to allow bikers to have easier access.

Mr. Polizotto asked if the 14 foot arms will always be used, and Mr. Dorrill indicated that this is the case, and added in response to a further question about the cones that they are put up at night to keep motorcycles from going around, and can be removed during the day.

As it relates to the water permit, Mr. Polizotto asked for an explanation of the legal issues that were posted in the minutes on the internet, and after some discussion (OVERTALK) Dr. Defeo asked Mr. Polizotto, if it was possible, for him to limit his list, as his questions would then be better received by the Board as opposed to a two page list of inquiries.

Mr. Polizotto noted that he was not being adversarial, and added that he had e-mailed these questions on Friday and had received no response.

Dr. Defeo asked what questions were not responded to in the e-mails, and he was advised that it was the questions presented above. Mr. Polizotto added that according to Florida Statutes, meeting notices can be sent via e-mail, but you must make sure everyone gets it. Another resident (Bud??) asked about the special assessment, and how it would be billed. He asked for guidance on chairing the Presidents' Council meeting, and Dr. Defeo expressed the Board's appreciation for his acceptance of that role.

He asked about the notice that went out from Mr. Hedges indicating that the topic for discussion would be social dues, and he felt that there were many other things that would be brought up, and he asked if those topics could be discussed.

Dr. Defeo stated that the purpose of the President's Council meeting was for the members of the community to ask questions about the social dues, and to share ideas. It will be an informational meeting only, and there will be no vote taken, unless those present wish to take a straw vote. The President's Council will then get the results, and they will convene and get a consensus from it. It was suggested that legal counsel attend, and Dr. Defeo indicated that he felt that Bud should make the opening statement, and the meeting should be conducted by him and Counsel could attend for clarification of issues.

The Board further discussed how the meeting would be handled, and those present were reminded that with Mr. Booker's presence at the meeting, it should be remembered that

he represents the Master Board. The attorney will be asked to give a quick overview of where things stand and answer any questions and provide clarification.

A member of the public asked where the engineering costs are going to be in the budget, and Ms. Gardiner indicated that it will be overextending the budget, and will be approximately \$15,000.

A member of the public added that he was concerned that in the meeting coming up with the public that somehow things may be discussed that would jeopardize the Association's legal position. He asked if an attorney had been consulted regarding the subject matter. Mr. Hedges answered that the attorney is aware of this, and he will keep tabs on the discussions and stop any discussion that should not take place. Dr. Defeo assured him additionally that the Board has been extremely cautious as they have proceeded on this issue, and the meeting is designed for informational purposes only.

Finally, Bud asked that a note taker be present to summarize comments and note who was speaking. Dr. Defeo suggested that a tape recording be taken, and Mr. Dorrill indicated that his tape recorder is available.

#### **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 December the 10th, the meeting was adjourned **on a MOTION by Anthony Defeo and a second by Honey Gardiner at 9:00 a.m.**