

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

A regular meeting of the Board of Directors of the Strand Master Homeowners Association was held Wednesday, December 10 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 3A was added as the approval of the minutes of the October 29 Special Meeting. Item 5A was added as a discussion of the web site, and 5B as a discussion on Comcast. With those additions, the **agenda was unanimously approved on a MOTION by Honey Gardiner and a second by Rick Tessmer**

APPROVAL OF OCTOBER 29, 2008 SPECIAL MEETING AND NOVEMBER 12, 2008 REGULAR MEETING MINUTES

Mr. Hedges noted that in the second paragraph of the October 29 minutes, it should read the water to Strand Boulevard, the 65 single family homes and the commercial areas were shut off, as opposed to all water.

On the first page, the date was incorrectly noted as November, and in the second paragraph from the bottom on the first page, it should read that Ms. Gardiner noted that the 2009 budget proposal was under discussion as opposed to 2008.

On Page 2, in the first paragraph, it should read "They can do the accounting".

On Page 3, the third paragraph refers to Mr. Polizzotto, and again on Page 4 his name should be inserted. On Page 5, on the Motion to adopt the budget, it was adopted at \$260.00. **With those changes and corrections, the October 29 minutes were unanimously approved on a MOTION by Rick Tessmer and a second by Honey Gardiner.**

As it relates to the November 12 meeting, on Page 3, under the financial report, the line of credit has \$7,000 presently owed on it. On Page 2, Mr. Tessmer noted that he

wanted it made clear that all contracts should be put out to bid under Item B. He felt that everyone should be advised that their contract will be up for review and that they will have to resubmit a bid. Mr. Dorrill agreed that that was his understanding as well, and he included a list of all the contracts in the Board meeting backup material. As it relates to the landscaping bids, Mr. Dorrill felt it would be appropriate to take bids sometime in March for an effective date of June 1.

On a MOTION by Honey Gardiner and a second by Rick Tessmer, the November 12 regular meeting minutes were unanimously approved.

MANAGER'S REPORT

A. Service Contracts

Mr. Dorrill again noted that on the list that was provided to the Board, the contracts that are shown as open or annual typically coincide with the calendar year. There are two that Mr. Dorrill recommended that they not pursue, one being the Capsure security software agreement which runs for another two years, and he also felt that the Board probably did not want to solicit proposals from law firms in light of the ongoing litigation.

The others that are shown as open, with the Board's approval, Mr. Dorrill's office will begin preparing requests for proposals for bids when they come due. He added that there are two additional firms that do preserve work, and he will be taking bids from them as well as the present contractor.

B. Security Bonus

Mr. Dorrill indicated that it has been the Board's custom in the past to give a modest Christmas bonus to the security employees for the three shifts, and the contract administrator got \$400, with \$150 going to each of the two men on the third shift. The Board discussed this, and **on a MOTION by Rick Tessmer and a second by Honey Gardiner, the same Christmas bonuses were unanimously approved to be given to the three men indicated above.**

C. SFWMD Compliance Letter

Mr. Dorrill provided a copy to the Board members of a letter he had prepared in response to letters that had been received in September and October from the South Florida Water Management District. Some five years after the final inspection of the wetlands, these letters have been received, intimating that the issue is still open. Mr. Dorrill added that it is complicated, but Strand, Ltd. had originally hired an environmental consulting firm to prepare the original baseline monitoring report for the community, and there were then a series of five annual monitoring reports with onsite field work, which concluded in 2003. Two years later, a letter was received from SFWMD asking for answers to a few

questions, and that letter was answered by the environmental consultant almost immediately. Three years after that, a new letter is received as though this matter had never been addressed.

Mr. Dorrill was not sure if there was a link between this latest issue and Strand, Ltd., but he did advise SFWMD that there appears to be some confusion about his role, and the correspondence being directed to him should be sent to Strand, Ltd.

Honey Gardiner asked about the two letters sent by SFWMD in September, and asked Mr. Dorrill if he had received those letters. He advised her that he did not receive the first one, but the second he felt he had forwarded on to Leo Salvatori as counsel for Strand, Ltd.

Mr. Hedges asked if the areas in question were free of exotics, and Mr. Dorrill indicated that there was some Brazilian Pepper and Caesar Weed, the worst area being along the I-75 berm. Mr. Dorrill added that he had recently sent a letter to the I-75 public affairs person asking if they were planning on removing the exotics along the I-75 right-of-way on the west side. He has not yet received a response.

Mr. Gardiner expressed her concern that SFWMD was confused as to who they were sending the notice to regarding the exotics in these areas.

D. Request to Presidents Council

Mr. Dorrill asked that the members of the President's Council remind their landscape contractors that the dry season has arrived and the lake levels are down significantly, and overwatering must stop. Collectively, everyone must be careful of overwatering and be mindful of water conservation.

DIRECTORS REQUESTS

A. Meeting Re: Club Issues

Mr. Hedges advised the Board that Mr. Weisberg and he spoken previously regarding the dues issue, and Don had requested that a meeting be had the following morning at 9:00 a.m. to discuss this. Dr. Defeo asked that it be noted for the record that the Board extended its appreciation to Mr. Bud Gedman for chairing the President's Council meeting in such an efficient and professional manner.

The meeting will be held at Mr. Dorrill's office, and it will be an attorney/client privilege meeting.

The Legal Search Committee has refined the scope of the goals and the legal fees have been approved.

B. Comcast

Mr. Tessmer and Hilda have been making a concerted effort to get Comcast out to do the requested work, and have so far been unsuccessful. Mr. Bacovsky in Mr. Dorrill's office has the name of a field manager at Comcast in Fort Myers who will answer questions.

Mr. Tessmer will get the name and number from Oliver and follow through. The Board will be kept advised.

C. Website/E-Mail Information

Mr. Tessmer noted that although the Board had approved the \$90 per association fee, they have discovered that the \$90 will not cover the e-mail costs. He has found a company that will meet the Association's needs, and the program will do an excellent job of reporting back and doing surveys as well as all the other programs that are needed. If someone needs to edit their profile, they can do it on line themselves.

The Board discussed the options they would have should someone decide not to receive e-mails from the Master Association as they can refuse them, the Association in turn will be advised of that. As one of the purposes of the e-mail program was to improve communications with the residents, the Board expressed concern about that, and Mr. Tessmer added that another reason for the program he has decided on would be to give the other benefits in this package to the various communities. He added that it will be up to the various organizations to keep their homeowner information updated.

This new program cost is \$250 per set up as opposed to \$90 per association, but will only charge one cent per e-mail.

After further discussion among the Board members as to the pros and cons of the Master managing the entire system as opposed to the various neighborhoods taking responsibility for maintaining their information, **Anthony Defeo made a MOTION that this item be tabled at this point, and more information be gotten on the various programs and costs in an effort to trim unnecessary expenditures.**

This Motion died for lack of a second.

A MOTION was then made by Honey Gardiner to spend the \$500 up front costs and try this program, while continuing to monitor the ongoing costs. The Motion was seconded by Rick Tessmer, and approved with Anthony Defeo dissenting.

TREASURER'S REPORT

Ms. Gardiner presented the financials ending October 31, 2008 to the Board, with a year to date loss of \$120,800, of which \$100,000 is attributable to litigation.

Landscape replacement, cable television and lakes and water management were the other line items that were over budget for the year. The accounts receivable balance as of October 31 is \$56,000, of which \$51,000 is the Club. She reminded the Board of the water main leak issue which the Board discussed the previous month and agreed to fix, but now Mr. Nelson does not want it done until after the season is over, and he had previously said that he will not pay any of the cost share until the repair is done. Scott has been advised to put fill in the area until the work can be done at a later time.

A discussion was then had regarding this issue, and **a MOTION was made by Rick Tessmer and seconded by Honey Gardiner that authorized Mr. Dorrill to speak to**

Liz Porter at the Club regarding their intention as it relates to the shared cost agreement. The Motion passed with Anthony Defeo abstaining. On a MOTION by Rick Tessmer and a second by Honey Gardiner, the Treasurer's Report was unanimously accepted.

Ms. Gardiner added at this point that the change of the accounting functions for 2009 had not yet been approved, and she added that Mr. Dorrill had agreed to charge the Association \$450 per month, or \$5,400 per year for taking care of the accounting. She feels that this change is a good one and preferable to having the financial information mailed to Paragon in Fort Myers on a monthly basis. She noted the many benefits of having the financials done in house, **and on a MOTION by Honey Gardiner and a second by Rick Tessmer, the change to Dorrill Management from Paragon will be effective immediately, and the invoices to the communities for the first quarter and the special assessment will come directly from Dorrill Management's office. The Motion passed unanimously.**

FURTHER DISCUSSION RE: PASSES

Ms. Gardiner noted that training is going to be necessary for the guards as it relates to the use of passes, and described the problem her brother had had gaining entry into the neighborhood. Mr. Dorrill indicated that he will follow up on this issue.

MISCELLANEOUS CORRESPONDENCE /PUBLIC COMMENT

There was no further correspondence of note for the Board's consideration. Bob Polizotto addressed the Board, and asked if there will be a financial audit at the end of the year, and was advised that one was not budgeted. The law requiring that an audit be done every three years will not go into effect until January of 2009. He also asked about the cones at the gate which have not yet been removed. He suggested that an arm that is two feet longer would look better than the cones, and Mr. Dorrill will remind the guard to remove the cones during the day. Bob Polizotto also noted that he had met with Hole, Montes regarding the pumps and the changes that are needed, and the permit application has been made. The requirements for recharge wells were discussed. In response to a question regarding what progress is being made on the legal issues that are ongoing as many residents are asking for updates, Dr. Defeo indicated that in speaking to the members of the legal subcommittee, he was told that they had interviewed people, and they will have a report to the Master Board on the following day. He added that he did not think that any further information will be forthcoming before the end of the year.

The Board briefly discussed the President's Council, when meetings are held and who may be willing to serve on it and make it a more effective body.

ADJOURNMENT

With no further business to come before the Board, and with the agreement that the next meeting would be held on January the 14th, the meeting was adjourned **on a MOTION by Anthony Defeo and a second by Honey Gardiner at 9:18 a.m.**