

**STRAND MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 14, 2009**

A regular meeting of the Board of Directors of the Strand Master Homeowners Association was held Wednesday, January 14 at 8:00 a.m. in the Strand Boardroom.

DIRECTORS PRESENT: Ken Hedges, President
Bill Young, Secretary
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 4C was added as Veterans Parkway Mowing, and 5A as Front Gate Discussion. With those additions, the **agenda was unanimously approved on a MOTION by Rick Tessmer and a second by Honey Gardiner.**

APPROVAL OF DECEMBER 10, 2008 REGULAR MEETING MINUTES

On Page 3, the last sentence in the first section should read Mrs. Gardiner, and I-77 should be corrected to read I-75. Under item A, Director's Request, Getman is the correct spelling of the gentleman's name.

On Page 4, under Treasurer's Report, the water main leak issue was not discussed, but the erosion of the lake bed behind Anna's Place was. Under Item C on Page 4, the sentence starting "This new program cost is ...", should add the words "per association" after the \$90 figure. On Page 5, under Miscellaneous Correspondence, an audit must be done every three years as opposed to two.

On a MOTION by Anthony DeFeo and a second by Honey Gardiner, the minutes were then unanimously approved with those corrections.

MANAGER'S REPORT

A. Review/Award Preserve Maintenance Bids

Mr. Dorrill advised the Board that all bids were to be in by 4:00 p.m. on that day, and the bids will be opened at that time. The Board will be asked to review them and make an

award for Preserve spraying at the meeting in February. Bids were solicited from five licensed firms for two different programs, two total sprayings twice a year, or monthly spraying with quarterly reviews. An alternate bid was also sought for exotic tree removal.

B. Discussion Re: Water Use Permit

Mr. Dorrill provided copies of the correspondence received and sent in this matter, and Mr. Walker also sent correspondence to the Water Management District. Mr. Dorrill noted that in the letter received from Community Engineering Service, the firm being used by Strand, Ltd. to provide the technical information, it indicated that they are trying to reconcile the 184 acres being claimed as golf only. The Board discussed this issue and noted that a few neighborhoods were not mentioned as having existing water use permits. Mr. Dorrill will continue to keep the Board updated.

In response to a question from a member of the public as to what can be told to residents when he is asked about what is happening in this matter, Dr. DeFeo indicated that he is advising people that nothing yet has happened and the process is long. **Anthony DeFeo then made a MOTION that Mr. Dorrill be requested to prepare a short summary statement updating residents on the water use permit progress, with the inclusion of the SFWMD's website for further information. The Motion was seconded by Honey Gardiner and unanimously approved.**

C. Mowing/Sod

A proposal was presented to the Board from the firm which mows the entire right-of-way for Tuscany Reserve two to three times a year. The Association's present contractor maintains the back gate and the same piece of roadway to the first streetlight, however, the new proposal would take it down to Livingston, and includes edging.

Additionally, there have been requests for some sodding to be installed to replace some areas of carpet grass that have gone dormant and turned brown that are within the roadway of Strand Boulevard.

The Board members discussed the two issues, and **a MOTION was made by Rick Tessmer to spend \$1,000 one time on the mowing and trimming, which died for lack of a second.**

After a discussion concerning the carpet grass, **a MOTION was made by Anthony DeFeo that the Board will study the problem and evaluate it. The Motion was seconded by Honey Gardiner and unanimously approved.**

DIRECTORS REQUESTS

A. Front Gate

Mr. Tessmer noted that he had measured the front gate which is 14 feet, and indicated that the cones have been removed. David suggested that a planter could be installed on the passenger side where the cones used to sit, and the Board further discussed the potential of the planter being hit and what other possibilities were available to insure a safe flow of traffic. At this point the Board decided to leave things as they are with no modifications or changes.

B. November and December Minutes

The minutes and agendas of the previous meetings will be posted on the website, and an effort will be made to make them available on a timelier basis.

TREASURER'S REPORT

Mrs. Gardiner reported to the Board on the November 30 Financial Statement, noting that the commercial loan was still at \$7,000, however, in December it was necessary to access that line of credit for a substantial amount, and it now sits at approximately \$70,000 against the \$100,000 line of credit. This will be repaid by the special assessment money when it comes in. The total over budget as of November 30 is \$142,300. Of that, legal expenses exceeded the budgeted amount by \$122,500.

Mrs. Gardiner noted that as it relates to legal expenses, no cost share agreement is in place, and the commercial group has made no contributions. She felt that the Master Association should be considering what can be done to recover some of these legal expenses from that group. Mr. Dorrill felt that they would be willing to do that, and Mrs. Gardiner indicated that in another week they would have the necessary numbers in place, and suggested that Mr. Dorrill speak with Mr. Gilhart at the Commercial Association about this issue. Their payment agreement for the irrigation and water management related issues is 10 percent, but Mr. Dorrill advised the Board that the Commercial Association wanted to regard it as a donation as opposed to on a cost sharing basis. Mr. Dorrill will ask for \$10,000, and he and Mrs. Gardiner will go over the numbers and discuss it before that is done.

The other account contributing to the overage is lakes and water management, the lake bank restoration, and the accounts receivable remains at approximately \$56,000. **On a MOTION by Anthony DeFeo and a second by Rick Tessmer, the Financials were then unanimously approved.**

Mr. Hedges advised the Board that he had received a call from a gentleman who felt he was not obligated to pay the special assessment. Mr. Hedges read the nonwaiver section in the documents that clearly spells out that all are obligated to pay for special assessments.

In response to a question from Dr. DeFeo, Mrs. Gardiner noted that the Club has been current with their payments, with the exception of a few disputed payments that are still at issue.

COMMITTEE REPORTS

A. Comcast

Mr. Tessmer has finally been able to speak with Melissa at Comcast, and hopefully the Strand Community channel will be up and running soon. A meeting has been set up, and it doesn't appear that there is much room for negotiation as Comcast is the only provider.

MISCELLANEOUS CORRESPONDENCE /PUBLIC COMMENT

It was agreed that the annual meeting would be held on Monday, March 23 at 6:00 p.m. This notice will be posted on the website.

The question was raised about the fact that the security system at the front gate is still not working properly, and as a result non residents are coming in and out at will. Mr. Hedges advised that the system is still working on last year's roster, and he has not had the time to complete the downloading of the updates. Mr. Dorrill asked that any renter's name be turned into him so they can be eliminated from the resident list.

Mr. Hedges indicated that forms could be sent out to every resident for updating, and the Board discussed the idea of hiring a temporary person to come in and work with David to do the updates. Dr. DeFeo noted that part of the solution would be enforcing a no rent policy until this updating is complete. He added that the system must be upgraded and completed at the gate, and each individual association should be responsible to monitor illegal renting. Mr. Dorrill added that the law requires the gate security to allow a person with a valid lease to enter. **On a MOTION by Rick Tessmer and a second by Ken Hedges, Mr. Dorrill was authorized to hire David to fully complete the updated resident lists and do all inputting into the system at the front gate to get it up and fully operational.**

Dr. DeFeo then noted that he wanted this to be the last money spent on the gate security system, and felt that a caveat should be put in the Motion that any further expenditure of funds will have to come under the unanimous vote of the Board.

Mrs. Gardiner indicated that this money will come out of the reserves, **and the Motion**

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with the expressed caveat was then unanimously approved.

ADJOURNMENT

With no further business to come before the Board, and with the agreement that the next meeting would be held on February the 11th, the meeting was adjourned **on a MOTION and a second at 9:18 a.m.**