

**STRAND MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 11, 2009**

A regular meeting of the Board of Directors of the Strand Master Homeowners Association was held Wednesday, February 11 at 8:00 a.m. in the Strand Boardroom.

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

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. **The agenda was then unanimously approved on a MOTION by Honey Gardiner and a second by Bill Young.**

APPROVAL OF JANUARY 14, 2009 REGULAR MEETING MINUTES

On Page 2, Ms. Gardiner felt that there was a vote under Item C, and it was unanimously approved. That change will be made. On Page 2 as well, the 7th line under Item B should read "a few neighborhoods" as opposed to "a few clubs." **On a MOTION by Honey Gardiner and a second by Bill Young, the minutes as amended were then unanimously approved.**

MANAGER'S REPORT

A. Review/Award Preserve Maintenance Bids

The summary of the bids received in accordance with the Board's directive was attached to the Board's packet, and four vendors have bid on the Preserve maintenance. All applicants walked the preserves prior to submitting the bid. The lowest and most responsive bidder was A. Gator Septic and Environmental Systems from South Fort Myers. They have excellent references and are \$12,000 less than the next lowest bidder. Mr. Dorrill suggested that the way they have been spraying should be modified, and have it sprayed twice a year, once at the present time, and once before the rainy season. Earthworks is another excellent contractor, however, he is much higher than some of the other bidders. After discussion, the Board agreed that the bid should go to A. Gator

Environmental, and the twice a year spraying option should be selected. Mr. Dorrill described the concept of “Last Look” to the Board, and felt that it would be asking the present contractor to cut too much from their costs. The Board agreed, **and on a MOTION by Bill Young and a second by Honey Gardiner, the Board unanimously agreed to award the bid to A. Gator Environmental, and to use Option one.** This contract is for spraying only, and does not include any mechanical removal of large stands of exotics. Mr. Dorrill will get the work scheduled for sometime within the next 30 days.

B. Update Re: Water Use Permit

Mr. Dorrill met with the attorney two days previously, and the Board was advised and updated on what was being done. The completion of the Strand Master Permit will be done by the volunteer efforts of Mr. Polizzotto and the civil engineer without incurring additional legal expenses.

Chairman Hedges indicated that he had received a letter from Steve Walker regarding formalizing the contract regarding the water aquifer modeling and the environmental analysis. The Board discussed the four firms and their costs, and **on a MOTION by Honey Gardiner and a second by Bill Young, the proposals from Entrix and Biological Research were unanimously accepted for this work.** Mr. Dorrill asked that he be sent a copy of the Steve Walker letter to include with the meeting minutes.

DIRECTORS REQUESTS

A. Sheriff’s Department Visit

Mr. Hedges indicated that he had been contacted by the Sheriff’s Department, who indicated that they wished to attend the annual meeting at the Strand to promote their services. The Board discussed the problems with speeders within the District as well as other problems, **and on a MOTION by Bill Young and a second by Honey Gardiner, the Board unanimously agreed to be on record with the Sheriff’s Office for random patrolling throughout the Association areas.** Sheriff Rambosk will be invited to attend the annual meeting and make a short presentation to the residents at that time. In response to a question from a member of the public, it was noted that should the Sheriff’s Office be asked to patrol, all traffic signs would have to be changed to conform to the Uniform Traffic Standards Manual. Mr. Dorrill will contact the Sheriff and ask him to attend the meeting on the 23rd to advise them of the goals of the new administration.

TREASURER'S REPORT

Mrs. Gardiner had previously supplied the December 31 year end financial statements to the Board, which showed a total loss of \$133,013 for 2008. Of that, legal fees exceeded budget by \$127,000. The Commercial group has been billed \$13,300. The commercial loan as of December 31 is just under \$57,000, but Mrs. Gardiner felt that this may be paid down to zero at this point as most people have now paid their assessments.

On a MOTION by Bill Young and a second by Honey Gardiner, the Treasurer's Report was then unanimously accepted.

PUBLIC COMMENT

Nancy Palvino from Turnberry Woods spoke to the Board about the water issue, and read a letter regarding the \$79,900 to \$82,000 paid for irrigation over the last five years by this neighborhood in addition to other costs and special assessments. She asked that the Board address these issues, and exclude this neighborhood from any further legal fees and assessments related to water rights for other communities within the Strand.

Mrs. Gardiner noted that the water issues included the watering of Strand Boulevard, which everyone in the community participates in. Those present discussed the issues, indicating the costs that other communities have incurred, and Mrs. Gardiner added that this Board did not have the legal ability to grant the use of lake water, that permission would have to come from Strand, Ltd.

Mr. Dorrill noted that the developer, Mr. Bateman, developed Turnberry Woods and Trophy Club at the same time. He asked the Board for permission to landscape the portion of Ashford on the preserve side, and installed Queen Palms and added irrigation, as well as extensive landscaping at the end of the cul-de-sac. The Master Board allowed this to happen on the condition that Bateman irrigated and maintained it, which is why Turnberry continues the maintenance to this day. The Board went through the points in the letter and addressed them with Mrs. Palvino.

Mr. Dorrill will ask the first president of the HOA, John Thomas, if there was a formalized agreement made in the minutes concerning this agreement with Mr. Bateman being transferred to the residents. He will report the information at the next regular meeting.

Mr. Polizzotto asked if the information on the annual meeting and elections is on the web site, and if it is not yet there, it will be posted right away. Additionally, he asked how the number of board members was determined to be five, and Mr. Hedges indicated that it was originally three members when it was developer owned, and at turnover it was made five, as noted in the documents, that it will be no less than three and no more than seven. Mr. Polizzotto then added that as it can be up to seven, if there are seven candidates, then they should be able to be seated. It was agreed that a legal opinion would have to be

obtained on this question, and Mr. Polizzotto added that it may have to be changed by two-thirds of the vote of the membership.

Mr. Dorrill will check with Lisa Barnett to determine what the documents say, and whether there was an amendment which spoke to the number of Board members. He will report his findings as soon as possible.

Mr. DiGangi asked about the commercial entrance to the Strand, and the unmaintained landscaping in that area. He felt that the area needs to be cleaned up and plants and sod replaced on both sides of the entrance. Mr. Dorrill noted that the worst offender seems to be Circle K, but he indicated that he will speak to Mr. Gilhart to see if this can be taken care of by having the Commercial Board do some enforcement to get the sod replaced and the area cleaned up.

In response to a question from Bob Polizzotto, Mr. Dorrill indicated that if his men were going to be in the area, to have them look at possible sites for wells for the commercial area on the property that Gilhart owns.

Mango Cay continues to be difficult to communicate with, and a resident who is responsive will be contacted as it relates to water issues.

ADJOURNMENT

With no further business to come before the Board, and with the agreement that the next meeting would be held on March the 11th, the meeting was adjourned **on a MOTION by Honey Gardiner and a second by Bill Young at 9:05 a.m.**