

**STRAND MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
DECEMBER 12, 2007**

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

DIRECTORS PRESENT: Ken Hedges, President
Anthony Defeo
Honey Gardiner, Treasurer
Jerry Strom
James Tuohy
ALSO PRESENT: W. Neil Dorrill, Manager

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. With the addition of Item 5A, Purchase of the Strand, the **agenda was unanimously approved on a MOTION by Anthony Defeo and a second by Honey Gardiner.**

APPROVAL OF NOVEMBER 12, 2007 REGULAR AND SPECIAL MEETING MINUTES

On a MOTION by Anthony Defeo and a second by Honey Gardiner, the minutes of the November 12 regular meeting were unanimously approved.

As it relates to the special meeting minutes, on page 2, the unidentified gentleman who spoke was Mr. Polizzotto but the minutes will read a member of the community. Additionally, Dr. Defeo noted that he also attended the meeting. **With those corrections, the minutes of the November 12 special meeting were unanimously approved on a MOTION by Anthony Defeo and a second by Honey Gardiner.**

MANAGERS REPORT

A. Water Restriction Actions

Mr. Dorrill advised the Board of the actions that are being taken regarding the Strand, Ltd. and the water cutoff that took place. The letter written by the attorney for the District was provided to the Board, and it states essentially what was asked, indicating that they have improperly modified the permit, and that the allocation is not proper. Apparently water was sent to limited areas of the community and Mr. Dorrill was unsure as to whether this was deliberate or not as it had little benefit. The attorneys for the Association are recommending that a very short fused demand letter

be sent to Strand, Ltd., to the attention of Scott Davis as the permittee, with a 48 hour time limit before a lawsuit is filed and an emergency injunctive hearing is requested for the following week.

Dr. Defeo indicated that he would not agree to name Scott Davis as the one to be sued, as he is doing his job and the real issue is with Bruce Nelson, as general manager of the club. He would agree with the letter, and would not agree with going after Mr. Davis. Mr. Dorrill agreed that that was a good point, and he would speak with the attorneys about that. He explained that the reason why this letter would be directed to Mr. Davis is because his name is on the permit, but clearly the contractual issues are with Strand, Ltd., which is Bruce Nelson.

There is another notice of violation that has been filed against Strand, Ltd. as they have created blockages into an easement that was supposed to be reserved for the water management district.

On a MOTION by Anthony Defeo and a second by Mrs. Gardiner, Cheffy, Passidomo will be instructed to send the recommended letter to the attention of Bruce Nelson. This Motion was unanimously approved.

The Association attorneys are already working on the draft complaint. Mr. Dorrill will speak with counsel to get an estimate of costs for an emergency hearing.

B. Preliminary Review of David Plummer & Associates Traffic Study

Mr. Dorrill provided the Board with the completed traffic analysis and the proposed improvements for the bridge at Strand Boulevard and Immokalee Road. The study indicated that the bridge in question is at a level of service F, which is the worst grade possible. The reasoning was explained, and a picture was given of the main problem, which is the traffic gridlock.

On page 5 of the study, there were improvements recommended, among them the re-timing and phased movement of the light. However, their recommendation was to add the third lane that had been discussed, which cuts 235 seconds off the wait time to get onto Immokalee Road. The computer model used was for peak season, peak hour. The County will review the study, and the question arose as to who owns the bridge, as it is not 100 percent clear whether the County owns it or not. Research is being done on that, and that will have to be cleared up before any further money is spent.

Additionally, from a structural standpoint the bridge will have to have its construction plans reviewed to see if it is strong enough to bear the weight of additional cars lined up on it.

A meeting has been scheduled with County staff to present this information.

C. April 2008 Meeting Date Change

As there is a conflict with the use of the Strand Boardroom for the April 9 meeting, it was agreed that the April meeting would be held at Dorrill Management's office at 8:00 a.m.

DIRECTORS' REQUESTS

A. Purchase of the Strand

A brief presentation was made by Mr. Strom concerning on-going evaluations of the sale of the country club. Dr. DeFeo provided the history of previous negotiations that ended unsuccessfully.

TREASURER'S REPORT

Honey Gardiner advised the Board that the overall financial position of is that the Association by under budget at approximately \$16,000. As it relates to an allocation of the reserves for fixed assets, she mentioned that the Association would be responsible for repaving Strand Boulevard and Ashford Lane, and she was advised by Dr. Defeo that a cost sharing agreement had been entered into many years ago, before she was on the Board. The different neighborhoods cost share with the Master Association whether it is a private or a public road. Ms. Gardiner asked how Strand Boulevard was to be paid for, and Dr. DeFeo agreed that the Master Association should be paying for this one public road. He added that when the time came to do Strand Boulevard, the Board is anticipating looking at doing all of them at one time for the sake of economy, and the cost would then be prorated by each neighborhood depending on the number of homes in any particular neighborhood.

Mr. Dorrill added that Strand, Ltd. owns Strand Boulevard, and it is yet to be determined as to whether the Master Association is responsible to rebuild or resurface that road. It was noted that Ashford Lane and the homes in the single family neighborhoods are owned by the Master Association. The other individual neighborhood streets are owned by that particular neighborhood.

Ms. Gardiner asked if there was any responsibility for funds to come from the Master Association reserves for paving of any of the roads, and the answer was Strand Boulevard would be the only possibility. Beyond that, the reserves will not have to be used for this item. Dr. Defeo further explained to Ms. Gardiner how the equitable distribution of financial responsibility was reached. Mr. Dorrill added that although there was never an agreement signed to this effect, the Board is able to assess these costs.

This, however, could be challenged by any neighborhood.

Mr. Dorrill, in response to a question from Mr. Hedges, indicated that Ashford is clearly owned by the Master Association, and Ms. Gardiner asked if every association would be assessed when it is was repaved, and Mr. Dorrill indicated that that the agreement that the prior Board made was that it be fair and equitable to everyone on a per door basis.

Ms. Gardiner added that \$105,000 of Reserves was invested. The negative retained

earnings for all periods up through December 31, 2006 totaled \$35,000, and hopefully a dent in that will be made at the end of 2007.

COMMITTEE REPORTS

A. Gate Software

Mr. Hedges indicated that a teleconference was going to be held the following morning regarding the software, and the database will be a major topic of discussion. One of the things he would like to do is to set a hard and fast rule as far as colors for the bar codes. White for members, renters would be yellow, rental cars, a third color, nonresident golfers would be another color and a fifth color for club employees. One of the suggestions the vendor had would be hand held cards, but they would tend to be passed around to various people, so that idea has been discarded. The Board agreed.

B. Water Situation

On the advice of the attorney, Mr. Hedges advised the Board that normalizing the permitting on the pumps should be sought. If the Master Association is going to do this, the legal fees will be taken care of by the Association, and only for those pumps owned by it. Mr. Dorrill indicated that there may be a permit modification to spell out the sub permits, or there may be separate permits for each individual neighborhood. Honey Gardiner felt that Steve Walker should give the Board guidance on this. Mr. Dorrill suggested that the Board wait to hear what the State has to say on this issue before any further action is taken.

Mr. Hedges indicated he felt Steve should work on this for the overall neighborhoods, and he alone should do it. Mr. Dorrill indicated that that was approved at the special meeting the previous month. He felt that sooner or later the permit will be amended to give the individual residential areas their own allocation.

ADJOURNMENT

With the agreement that the January meeting would be held on the 9th, and no further business to come before the Board, the meeting was adjourned **on a MOTION and a second at 9:00 a.m.**