

STRAND MASTER PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING
MARCH 18, 2008

The annual meeting of the Strand Master Property Owners Association was held on Tuesday March 18, 2008, at 6:00 p.m. at the Club at the Strand, 5840 Strand Boulevard, Naples, Florida.

MEMBERS PRESENT: Ken Hedges, President
Anthony Defeo, Vice President
Honey Gardiner, Treasurer
James Tuohy, Secretary

ALSO PRESENT: W. Neil Dorrill, Manager

ESTABLISHMENT OF QUORUM/PROOF OF NOTICE

Mr. Dorrill indicated that a copy of the affidavit and notice are on file at the Association offices at 5672 Strand Court. It was determined that a quorum was present, with all of the communities being represented. The officers as listed above were present.

APPROVAL OF MINUTES OF 2007 ANNUAL MEETING

On a MOTION by Alan DiGangi and a second by George Paul, the adoption of those minutes of the 2007 annual meeting was unanimously approved.

OFFICERS REPORTS

A. President's Report

Mr. Ken Hedges was introduced by Mr. Dorrill, and gave those present a brief overview of the year. The north gate has now opened, and has been very popular with everyone. Mr. Hedges noted that it was a difficult task, but it opened the door to other projects that needed attention, among them, the security system. The old system was very loose, and in reality there was no security. The new system is being installed, and eventually metal gates will be put in as well. The new software was explained as well as how visitors will be gaining access.

He discussed Veteran's Parkway, and gave the history of the efforts in getting the lights on and the negotiations with WCI.

He also talked about the pylons that were installed at the back gate to prevent people from slipping through between the poles.

Mr. Hedges also touched on the water situation, and explained the permitting process from the South Florida Water Management District, and the trouble with the permits and

the litigation that has ensued. He talked about the efforts that were being taken to maintain the plants and keep losses to a minimum. The permits will be revised, or new ones will be gotten.

The light at Strand Boulevard at Immokalee Road was discussed, and the efforts that have been made to make ingress and egress easier for residents. Future plans include reconfiguration of the turning lanes and light signals. Traffic studies have been done, and the county has fixed the areas of the bridge that were damaged when Immokalee Road was being widened.

Mr. Hedges talked about the lake banks and the efforts that are being made in that regard, with private homes installing gutters to reroute the rain water into underground piping. The banks were then fixed.

An “owners comments” section will be added to the schedule of the Strand Board meeting, and residents should send a letter regarding their issue at least a week in advance of the meeting should they wish to address the Board on any matters.

Mr. Hedges then gave an audio/visual demonstration of the new security system, which answered many questions for the residents.

B. Treasurer’s Report

Honey Gardiner gave those present a brief summary of the 2007 financial statements, copies of which are available at Dorrill Management. Revenue for 2007 was \$994,463, expenses, \$989,454, with an excess in 2007 of \$5,004. She broke down in detail the sources of revenue and the various expenses, and made note of the comparison of budget to actual. She explained the balance sheet summary, and gave them a brief rundown of the adopted 2008 budget.

NEW BUSINESS

Mr. Dorrill advised the Board and residents of the actions that would be taken to compile the votes, and asked that anyone who wished to participate in the public comment portion of the meeting should fill out a card during the break. These questions would then be addressed when the meeting reconvened.

A break was taken at this point while the ballots were compiled and certified.

After a ten minute recess, the meeting was reconvened, and Mr. Dorrill made the following announcement. Those receiving the most votes were as follows:
Anthony Defeo, Honey Gardiner, Ken Hedges, Rick Tessmer and William Young.

PUBLIC COMMENT

Public comments were received, and Dr. Defeo asked that any issues pertaining to the ongoing negotiations or evaluation of the purchase of the country club be held until the conclusion of the meeting, as a presentation of the committee that is exploring that would be made at that time.

Mr. Dorrill introduced Oliver Bacovsky, who is a new analyst at Dorrill Management. Mr. Bacovsky was responsible for putting the evening's presentation together.

ADJOURNMENT

With no further business to address, **on a MOTION by Honey Gardiner and a second by Anthony Defeo, the Board unanimously voted to adjourn the annual meeting at 7:15 p.m.**