

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

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

DIRECTORS PRESENT: Ken Hedges, Chairman
Bill Young, Secretary
Honey Gardiner, Treasurer
Rick Tessmer
Anthony Defeo

ALSO PRESENT: W. Neil Dorrill, Dorrill Management
Clay Booker, Esq.

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. **Ms. Gardiner asked that the Treasurer's Report be moved up as she had to leave the meeting early, and with that change, the agenda was then unanimously approved on a MOTION by Bill Young and a second by Honey Gardiner.**

APPROVAL OF FEBRUARY 11, 2009 REGULAR MEETING MINUTES

Under Item A on Page one, Dr. Young asked what the amount of the bid was that was accepted from A. Gator Septic, and he was advised that it was \$27,000. Item A on Page 2 was questioned, and it was explained that the Board had made the decision not to contract with the Sheriff's Department to patrol, which would necessitate the change of road signs to comply with DOT regulations, but agreed to allow them to do random patrolling within the area at their discretion. In response to a question from Mr. Hedges as to Mr. Dorrill's discussion with John Thomas as noted on Page 3 under Public Comment, Mr. Dorrill noted that Mr. Thomas was in Costa Rica and he had not yet been able to contact him. **On a MOTION by Bill Young and a second by Honey Gardiner, the February minutes were then unanimously approved.**

At this point Mr. Tessmer advised the Board that he had met with Mr. Nelson and had a long discussion with him regarding the lawsuit and how it had come about. Dr. DeFeo expressed that he felt it very unwise to do that, as the Board should speak with one voice through the elected body, and the reliability of the Board can be undermined if

one individual has a personal agenda. The Board discussed a letter that was received concerning the water issues from Mr. Nelson.

Clay Brooker noted that during litigation he had asked for all correspondence related to the modification of the permit by the Strand that was applied for in 2005 and approved in 2006, and the letter in question was what was received in reply. The letter that was supposedly sent to all the Association presidents was never received by anyone. He added that in October of 2005 Mr. Davis wrote a letter to SFWMD that everyone in the Strand had already been notified about the modification, which was not the case. Additionally, the e-mail address they are claiming to have sent correspondence to was not in use at that time. Noting the letter, Mr. Brooker added that the language in the letter did not refer to a modification.

Mr. Dorrill discussed the litigation that was taking place in 2005 regarding the north gate with Strand, Ltd., and if he had had reason to believe at that time that all 15 communities would not have the ability to draw irrigation water, he would have brought it to the Board's attention.

Anthony DeFeo then made a MOTION that the Board frowns upon individual members of the Board meeting with people that the Board is in conflict with, as it is a conflict of interest and undermines the Board's reliability and confidentiality. Further, any member of the Board who does this in the future will be censured. The Motion was seconded by Ken Hedges.

The Board then discussed the issue and voiced their individual feelings about what can and cannot be done as a Board member, and the importance of knowing all the facts. Mr. Young agreed that speaking with Mr. Nelson individually was not a good idea, as did Ms. Gardiner. **The Motion was then defeated 3 to 2.**

A report was then given by Mr. Brooker to the Board in Executive Session.

The regular meeting then resumed at 9:01 a.m.

PUBLIC COMMENT

(This item was taken out of order to accommodate a resident of Wedgewood.)

Mrs. Ballinger addressed the Board regarding the noise levels in the communities that border the interstate, and asked if Wedgewood would be able to pursue a buffer as the noise has increased to an undesirable level. Mr. Dorrill explained that the original workshop conducted by the Federal government in 2007 limited the walls to three locations, in Estero, Bonita Springs and the Golden Gate interchange. A resident of Island Walk has pursued the conducting of a study of the sound levels, and other communities have constructed berms and walls. Mr. Dorrill asked that Mrs. Ballinger

get the name of the acoustical engineering firm being used by Island Walk and call him with it, and he will get a proposal from them and share that with the Board.

TREASURER'S REPORT

Mrs. Gardiner had previously supplied the January 31 year end financial statements to the Board, which is the first prepared by Dorrill Management. The Strand, Ltd. accounts receivable is high and 60 days behind. This has been straightened out and taken care of. The loss as of January 31 is \$75,000, in part due to a couple of major payments not being processed by Paragon in December, including Wackenhut. These items are largely transitional and will be worked out.

The Commercial Association has been billed the \$13,000 previously discussed, and half was paid in March, and the second half will be paid in the second quarter.

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

DIRECTORS REQUESTS

A. Expansion of Board of Directors

Mr. Hedges outlined the origin of the five director board to those present, adding that it seemed to work well. He advised the Board that a seven member Board is permissible, and he will go along with whatever the Board decides. Attorney Lisa Barnett's opinion was sought on this issue, and she indicated that the Board can increase the number to seven. The Board discussed the merits of having six or seven board members, either of which would be permissible, and Mr. Dorrill added that the by-laws contain a provision for people to be nominated from the floor.

A MOTION was made by Bill Young to change the number of Board members from five to seven, and was seconded by Ken Hedges.

After further discussion, **the Motion passed three to two.**

B. Discussion of Meeting Day

Dr. Young noted that Wednesdays at 8:00 a.m. does not work for many people, and most of the time the business cannot be completed in an hour. The Board suggested different afternoon hours to begin the meeting, and **on a MOTION by Anthony Defeo and a second by Bill Young, the Board unanimously agreed to change the time of the meeting to an afternoon time that will be convenient for the new Board.**

Mr. Dorrill added that the April meeting was usually held the same evening as and after the annual meeting, and was strictly for organization. The Board agreed that this would be done this year as well.

C. Erosion Problems/Gutters

Dr. Young presented a letter from his neighbor regarding some erosion in his back yard on the lake. He has installed gutters at Dr. Young's suggestion, and he will be putting in the underground pipes as well. Mr. Dorrill will follow up on this and see if a few loads of fill are needed to stabilize the lake edge.

D. Comcast

Mr. Tessmer updated the board on discussions with Comcast regarding renewal of the contract.

E. Gate Input

Dr. Young asked if David had been contacted as was discussed at a previous meeting to input the needed information to get the gate functioning. Mr. Hedges noted that he believes that there are 1,400 cars that need to have their information inputted, and Mr. Dorrill added that David is willing to do it. The system does visitor access control at this time, but the renter control with annual leases is still not operating, as the data file has not been segregated by neighborhood. Mr. Hedges is meeting with the vendor president the following week in an effort to get this issue taken care of.

F. Well Costs

Mr. Polizzotto noted that he should have two bids from contractors regarding the installation of the six wells, and he will keep the Board updated.

MANAGER'S REPORT

A. Discussion of Landscape Maintenance Bids

Bids are expected to be opened at the end of April for a May award. Mr. Dorrill is bidding under the same circumstances that are currently bid. This is a comprehensive service agreement that requires the contractor to be on site 52 weeks a year. It includes a full pine straw installation every November, and determination of bale amounts by

Dorrill Management. Additionally, the agreement requires an allowance for 200 extra bales per year at the entrance at Mr. Dorrill's discretion, up to four turf and three shrub fertilizations annually, all checks and repairs of the secondary irrigation system, biannual tree trimming and frond removal, the installation of fall and annual flowers, as well as the back gate and 150 feet west of Veteran's Parkway. It requires Strand Boulevard trash removal, and hurricane/tropical storm cleanup up to \$10,000. Five bids are expected.

B. Bridge Discussion

Mr. Dorrill showed the configuration of the exit at the bridge to the Board, noting that the problem is the County contends they do not own the bridge, it is owned by Strand, Ltd. as it was never conveyed to the County. Mr. Dorrill has advised Leo Salvatori of this.

The County advised Mr. Dorrill that if the Master Association would evaluate reducing the width of the median that causes a drift factor concern, it could be done at the Strand's cost. The County will not permit any removal of the sidewalk in the area.

Both McDonalds and Publix have shown interest in improving the intersection, and Mr. Dorrill has suggested to them that the Master Association may be interested in doing some cost sharing if they will design and permit the change in the median.

Residents will be encouraged to use the left turn lane to get to Wal-Mart.

C. Irrigation Facilities Maintenance Delegation Agreement

Mr. Tessmer asked for an explanation of this item, and Mr. Hedges explained that the Association would be the permit holders, and all costs involved other than the meter are the responsibility of the particular neighborhood. Mr. Tessmer pointed out a few small changes in the Agreement that needed to be made, and Mr. Hedges noted that the agreement was a draft, and it would be tailored for each individual HOA.

ADJOURNMENT

With no further business to come before the Board, and with the agreement that the next meeting would be held on April the 8th, the meeting was adjourned **on a MOTION by Anthony DeFeo and a second by Bill Young at 9:55 a.m.**