

**STRAND MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 8, 2009**

A regular meeting of the Board of Directors of the Strand Master Homeowners Association was held Wednesday, April 8 at 4:00 p.m. in the Strand Boardroom.

DIRECTORS PRESENT: Robert Polizzotto, President
Tony DeFeo, Vice President
Bill Young, Secretary
Honey Gardiner, Treasurer
Rick Tessmer
Ken Hedges
Tom Guthrie

ALSO PRESENT: W. Neil Dorrill, Dorrill Management (Via Speakerphone)
Jim Powers, Dorrill Management
Clay Brooker, 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. Mr. Dorrill added items 5C, Preserve Acceptance, and 5D, Holiday Trimmers Contract. Item 6E was added as Gate Software. With those additions, **the Agenda was unanimously approved on a MOTION and a second.**

APPROVAL OF MARCH 11, 2009 REGULAR MEETING MINUTES AND MARCH 23, 2009 ANNUAL MEETING MINUTES

As it relates to the March 11 minutes, on Page 3 under Treasurer's Report, the Commercial Association was billed \$13,000 as opposed to \$10,000. On Page 4, Under Comcast, the sentence starting "As they are the only.." will be deleted to the end of the paragraph. Item F on the same page should read Mr. Polizzotto as opposed to Mr. Tessmer. With those corrections, **on a MOTION by Rick Tessmer and a second by Bill Young, the March 11 minutes were unanimously approved as corrected.**

As it relates to the March 23 minutes, Mr. Polizzotto noted that his name was spelled incorrectly. With that correction, **on a MOTION by Honey Gardiner and a second by Rick Tessmer, the March 23 minutes were unanimously approved as corrected.**

MANAGER'S REPORT

A. Discussion of Landscape Maintenance Bids

A meeting was held the previous week with five of the proposed contractors, one of

who indicated that he does not bid against Horticare, and has withdrawn. Bid specifications and two addendums were given to the prospective bidders, including the contractor's responsibility for irrigation system repairs, and fertilizer specifications. They were advised of the areas of responsibility on a large blueprint, and bids are expected by the end of the month.

As it relates to last look right of refusal, Horticare was advised that this will be a Board decision. The Board discussed that option, offering their experiences with it and their opinions on it, and decided not to set a policy of last look right of refusal, but rather will look at all of the contracts, evaluating and weighing costs and performance.

Mrs. Gardiner asked how dead plant replacement is addressed in the bid document, and Mr. Dorrill indicated that plant replacement will be a function of the amount of money allotted by the Board in the budget, unless a problem is clearly a lack in the contractor's performance or negligence. Mr. Dorrill will give some further thought to this issue as it relates to negligence in performance, and some language will be inserted in the contract to that end.

As it relates to the pipings and fittings being the contractor's responsibility, Mr. Dorrill indicated that any of the down stream irrigation repairs was completely at the risk of the contractor.

B. Discussion of I-75 Noise Barrier

Mr. Powers of Dorrill Management had contacted the state on this issue, and they were referred to a website that lists the indications that were part of the planning, design and engineering study, claiming that these types of barriers were only effective within 300 feet of the roadway. They did also indicate that they were aware that there was a landscape berm and sound wall in place, and that the Strand did not meet the parameters for the type of barriers installed at the other locations. The Board members noted that there were areas in the Strand within the 300 feet, and Mr. Dorrill suggested that Mr. Grady's office could be requested to get a copy of the assessment that was done by the state for the Board's review. This will be done, and this issue will be readdressed. It was noted by a homeowner present that he had heard that the pavement being put down on the interstate is less noisy than what is currently on there.

C. Preserve Acceptance

Mr. Dorrill noted that he had a phone call with the staff environmentalist from SFWMD, and they are trying to make the contention that the Strand wetland preserves and exotic control status were never permanently accepted at the end of the five year monitoring period. They continue to regard it as an open matter, and want to have a meeting and a walk through with the participation of the new contractor. Mr. Dorrill would like to have himself and Mr. Polizzotto accompany her when she is next on site, and Mr. Dorrill will reiterate the position of the Strand that they have been very proactive in spending money to control exotics on an annual basis. He feels the Strand should contest their position of reopening the permit, as over five years have elapsed since the final report, and all

requirements were met at that time. A copy of the final report will be obtained by Mr. Powers, and the Board will be kept advised. Mr. Dorrill will also get a copy of the conservation easement from the state.

D. Holiday Trimmers Contract

This contract has been raised \$500 for the coming year, but the contractor has expanded this work to include several more lit trees and palm fronds. No new bids have been sought, but Mr. Dorrill noted that the present, Naples based contractor checks on a regular basis for burned out lights, and is very responsive to calls from Dorrill Management. The Board felt that a second quote should be obtained and an evaluation done, and Mr. Dorrill indicated that he will get an additional quote or two for the Board.

DIRECTORS' REQUESTS

A. Discussion of Status of SFWMD Application/Water Use Permit

Mr. Polizzotto noted that he had spoken with Mr. Feeney in regard to where all the pumps and wells will be located, and he has walked every one of them. He showed the Board a schematic which showed exactly where they will be, noting where they will discharge, the power sources, and indicating that they will all be below water level. These wells will benefit everyone. A pump will last five years, and the lake levels will be consistent with November levels throughout the year. Two bids have been received, and it is anticipated that the bottom line costs for the wells will be around \$200,000. The Links, Sawgrass, Anna's Place, less four, and Turnbury will not be involved in the well costs. Mr. Hedges felt that these four neighborhoods should perhaps be asked to pay 1/3 of what the others are paying, but other Board members disagreed, and this issue will be addressed at a later time.

Mrs. Gardiner noted that if a special assessment will be billed on July 1, the communities should be advised as soon as possible. Mr. Dorrill will check the by-laws for notice requirements as it relates to special assessments.

Additionally, Hole, Montes did get the extension verbally from the Water District, and a copy of it will be sent via e-mail.

B. Discussion of Remaining Contracts for Bid

Mr. Dorrill noted that the remaining contracts were Management, Security with Wackenhut, Aquatic Solutions for lake and water management and the Gate Arm Device and Loop Repair, and replacement and labor will be needed soon on the gates. That is line item 753, and Mr. Dorrill indicated that it runs about \$5,000 yearly. Bids will be taken on these four.

Mr. Dorrill was asked if the community had ever considered having security in house, and the Board discussed that possibility. Mr. Dorrill indicated that it should be called

access control or the safety department if the Board decided to do it in house, as it may not be wise to be a licensed security company, and insurance would have to be gotten. Mr. Dorrill explained that there were three security providers in the area, and suggested that bids be taken from them. The Board then decided that it would be put on the agenda for further discussion the following month.

C. Discussion of Strand Boulevard Bridge Ownership

Mrs. Gardiner felt that a letter from Collier County needed to be provided and sent to Strand, Ltd., and then the Strand, Ltd. needed to be approached with the letter and a rebill for maintenance from the Master Association. Mr. Dorrill will determine who in reality owns the bridge, which can be determined by noting who paid for the inspections that are required by the state on a regular basis, and when they are required. Mr. Hedges asked Mr. Dorrill to check Tract 27 at Turnbury as well to determine ownership, and Mr. Booker indicated that Turnbury does own that, and a letter is being drafted to them to address that issue.

D. Repair of Lake Banks

Dr. Young showed pictures to the Board of his neighbor's lake banks, indicating that he had installed gutters and underground downspouts to the lake. Mr. Dorrill indicated that he did look at it, and if Mr. Murphy has completed his work, they will get someone in to give an estimate on the fill work for the banks, should it be determined that it is needed. After further discussion on the lake bank issue, the Board made the decision to hold up on any further lake bank work until the wells are up and running, as it is anticipated that they will raise the levels of the lakes substantially.

TREASURER'S REPORT

(This item was taken out of order to accommodate Mrs. Gardiner.)

Mrs. Gardiner reported on the February 28 financial statements, indicating that as of that time the entire amount of the special assessment had been collected. The statement shows the prior year deficit and how much was collected, and Mrs. Gardiner indicated that since that time half of the commercial assessment has been received. With the receipt of the second half in approximately a month, the whole deficit assessment will be collected. Legal expenses as of February 28 are over budget by \$1,800, with the entire over budget amount at \$20,000.

Mrs. Gardiner pointed out to the Board that there were two payments made to Cable Television in January, and 13 months will be noted as paid in 2009. The money was not carried over from 2008 to cover this, and Mrs. Gardiner, Mr. Powers and Mr. Polizzotto will meet to determine cash flow and surplus. This will give everyone a better idea of

what the costs are actually going to be for the coming year in an effort to keep special assessments to a minimum.

On a MOTION by Rick Tessmer and a second by Ken Hedges, the financial statements were then unanimously accepted.

In response to a question, Mr. Dorrill will check into the line item for Refundable Deposits at \$10,000 to determine exactly what it is from. A list of the four new homes that were purchased in Mango Cay will be sent to the Board by Mr. Powers.

DIRECTOR'S REQUESTS (CONTINUED)

E. Gate Software

Mr. Hedges advised the Board that he wanted to involve a Mr. Ford who is an expert in Excel to meet with gate contractor to help with the breakdown of residents by neighborhood and facilitate the completion of the resident input and gate security program. He will keep the Board advised.

F. Strand Master E-Mail

Mr. Tessmer advised the Board that the check has finally cleared and the process of setting up and learning the system is ongoing. Once Mr. Tessmer is comfortable with his knowledge of how it works, he will set up a meeting with all the neighborhood presidents.

PUBLIC COMMENT

A member of the public asked why the budget was not increased under legal fees if the Board was aware that more money was going to be needed. He was advised that it was raised by \$25,000, and there was also a special assessment.

At this point a MOTION was made by Anthony DeFeo and seconded by Ken Hedges to go into executive session for ten minutes. It was unanimously approved. A break was then taken in the regular meeting while the executive session was held.

The Board then re-adjourned the regular meeting at 6:13 p.m.

ADJOURNMENT

With no further business to come before the Board, the meeting was adjourned **on a MOTION by and a second at 6:14 p.m.**