

**STRAND MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 13, 2009**

A regular meeting of the Board of Directors of the Strand Master Homeowners Association was held Wednesday, May 13 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
Tom Guthrie

DIRECTORS ABSENT: Ken Hedges

ALSO PRESENT: W. Neil Dorrill, 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.

The TCI Cable presentation was moved up to be given after approval of the minutes, and Item 4D was added as Fountain Maintenance. With these additions, **the Agenda was unanimously approved on a MOTION by Bill Young and a second by Honey Gardiner.**

APPROVAL OF APRIL 8, 2009 REGULAR MEETING MINUTES

With the addition of Mr. Polizzotto, who was subsequently elected chair, **the April 8 meeting minutes were unanimously approved on a MOTION by Honey Gardiner and a second by Rick Tessmer.**

TCI CABLE PRESENTATION

This item was taken out of order to accommodate Mr. Mike Smith, who was introduced by Mr. Tessmer, who noted that this bid was for services that cost substantially less yet are more comprehensive than what is now being provided by Comcast.

The Board was provided with information from Mr. Smith, who gave a brief background of TCI and what they offer. The rates are guaranteed for six years, and are \$12 a month per unit. Starting November 1, Comcast will be making a 17 percent increase on the present costs. Cable would have to be installed, which costs \$69,000, then \$250 per door for the lines to the houses.

The Board discussed the pros and cons of staying with Comcast versus going with TCI, and what would be involved in going with a new company. The savings would be substantial with TCI, as their package includes many different aspects that are paid for separately with Comcast. It will take approximately six months to install, however, this time can be shortened to four months if TCI works longer days and six day work weeks. A follow up meeting was set up for the following Tuesday at Dorrill Management with TCI.

MANAGER'S REPORT

A. Tuscany Reserve Livingston Road Berm

This item relates to the new ownership group of Tuscany Reserve, which assumed responsibilities from WCI, one of which requires them to improve the future right of way for the extension of Veterans' Parkway over I-75. It includes reshaping the swale across the Strand's north property line and removal of all the exotics, which is the only thing between the Strand and the road. They are looking to see if the Strand would assist them in removing or delaying this condition of their permit, or the Board will have to consider making this removal part of their budget in the future. After discussion, **on a MOTION by Bill Young and a second by Honey Gardiner, the chairman was unanimously authorized to send a letter and advise them that the Association is willing to support a delay or a deferral of the permit condition.**

B. I-75 Final Noise Study Report

Representative Grady provided a copy of the noise study and computer model done by the State as part of their planning and design effort. The entire length of corridor had different milestone points, one of which was Pelican Strand. The study indicated that The Strand did not meet the criteria for installation of a noise barrier. Mr. Dorrill has the complete copy of the study at his office should anyone be interested in reading it.

C. Review of Landscape Bids

Mr. Dorrill included a spreadsheet of the previously qualified landscape contractors, and a specification sheet was provided to all bidders. All prospective bidders attended the pre bid conference, and it appears the bid from the present contractor was the most responsive. Earthworks also responded, with only a minor irregularity with respect to irrigation which was the primary concern from the bidders.

Mr. Dorrill offered three options, including awarding to the lowest and most responsive bidder, reject all the bids and rebid, or try to negotiate with whoever is the most responsive bidder. Mr. Guthrie suggested that the three responsive bidders be asked for more criteria and information, and the Board discussed whether the bidders conference addressed comprehensively all the details of the required work, as well as the work that has been provided in the past.

The Board agreed that with all three contractors, the price will include annuals, mulch, irrigation and frost coverage, per the listed specs. Additionally, the hurricane protection amount will be taken out. **On a MOTION and a second, the Board unanimously agreed that the \$10,000 hurricane amount would be removed from the specifications.**

After further discussion, the Board decided that the prices for all items in the specifications should all be included, otherwise the bid is not responsive. There was also a concern to ensure that the pricing for individual items in the bid would not be a part of any final contract. That left two firms, Horticare and Earthworks, and Mr. Dorrill was asked to have them affirm that their bids includes mulch or pine straw , annuals, frost protection and irrigation repairs. **On a MOTION by Tom Guthrie and a second by Rick Tessmer, Mr. Dorrill was authorized to have the two firms mentioned above affirm that their bids include mulch or pine straw, annuals, frost protection and irrigation repairs, and to remove storm debris from the bid. The Motion passed 5 to 1, with Dr. DeFeo dissenting.**

D. Fountain Maintenance

This item refers to the Community Water Feature which is the fountain in the commercial area. Mr. Dorrill stated that as part of the conveyance the Master Association is the entity responsible to maintain and operate this fountain based on the cost sharing agreement that is in place.

Mr. Polizzotto indicated that Mr. Dwyer had advised him that in 2003 it had been transferred to the Commercial Association, and it is no longer the Master Association's responsibility. After discussion, **a MOTION was made by Rick Tessmer and seconded by Bill Young that the meeting minutes of July 2003 be checked to see what was decided regarding the fountain at that time, and to check to determine if there was a contractual agreement.**

Mr. Polizzotto asked if an amendment to the motion could be made to determine ownership of the fountain, and Mr. Dorrill indicated that there was no bill of sale, but it is noted in the shared cost agreement that it was the Master Association's responsibility.

The Motion was then unanimously approved.

DIRECTORS' REQUESTS

A. Strand Bridge Ownership

Mr. Dorrill directed the Board to an email in their packets from the County transportation director that indicates that the bridge is not the property of the County and was never conveyed, and it was not built in accordance with their specifications. Further, they were not interested in obtaining it. As it was built by Strand, Ltd., in Mr. Dorrill's opinion it is still their property. Mrs. Gardiner reminded the Board of the outstanding bill with Strand, Ltd. related to the shared cost agreement on the bridge as they had indicated that they do not own it. After discussion it was agreed that that debt would be written off.

A letter will be sent by Mr. Dorrill to Bruce Nelson at Strand, Ltd. regarding the County's position on ownership of the bridge with a copy of their e-mail. **A MOTION was made by Honey Gardiner to that effect, seconded by Tom Guthrie, and unanimously approved.**

B. Preserve Maintenance/SFWMD Update on Noncompliance Notice

Mr. Dorrill noted that he and Mr. Polizzotto had met that morning with the representative of SFWMD regarding a letter the Board had received from them, and they are contending that although they accepted the final monitoring report five years ago, the permit is open. Mr. Dorrill noted that the representative was not aware of the fact that the environmental resource permit that was issued was a construction permit that was issued to Strand, Ltd., and that permit was never assigned to the Master Association at turnover. Assurances will have to be gotten from SFWMD that Strand, Ltd. adhered to all the requirements and conditions of the permit before the permit is turned over to the Master Association. More research will be needed, and the Board will be kept advised.

SFWMD also feels that there is some exotic removal that needs to be done, although she felt the removal progress has been good. A quote will be gotten from the contractor as to the cost of this extra work. A picnic table will have to be removed from the preserve area, as SFWMD feels that this is encroachment. The residents will be notified through the President's Council that they cannot walk their dogs within the preserve.

As it relates to preserve lands, the property appraiser has appraised this land for tax purposes, and this bill should not have been received. Mr. Dorrill will have Ms. Barnett write a letter to the property appraiser advising him of the fact that these are non taxable wetland preserves.

C. Access Control Operation

Mr. Dorrill met with the access control department at Pelican Marsh and got some numbers on what the going rates are for security guards, and what minimum staff is needed and the insurance involved. The costs will be approximately \$40,000 less than what the Association is currently paying Wackenhut, but there is an aggravation factor in recruiting and managing. The Board discussed the possibilities, the pros and cons and the insurance issues, and Mr. Dorrill indicated that David was interested, and the non compete issue is being checked into. This item will be readdressed at the June meeting.

D. Security Software Update

This item was tabled until next month's meeting as Mr. Hedges was not present. In response to a resident's question as to if and how the system is working, Mr. Dorrill indicated that all of the primary elements are up and running, with only the secondary elements still being worked on.

E. Master Website E-mail Update

Mr. Tessmer indicated that the community information has been passed out, and one community has sent theirs in with updated e-mail addresses. The process is ongoing.

A short break was then taken.

F. Status of SFWMD Permitting Process

Mr. Polizzotto spoke with Hole Montes the previous day, and they indicated that the wells may be able to be shallower, and the request for information will be submitted to SFWMD. A spec for the well contractors is being prepared so that we can solicit formal well installations bids. The information we have now is just preliminary budgetary numbers.

At the President's Council meeting there was a discussion on shared costs, and the question related to Grand Reserve as their well would be in the same lake that water is drawn from for Feather Sound and Cypress Cove. Mr. Guthrie asked what the Board felt the benefit of a permit was, and added that eight communities were in violation of SFWMD and they needed a permit. The permit is contingent on recharge wells based on environmental studies. He felt that it is not the problem of Grande Reserve, Sawgrass, Turnbury or Anna's Place, as they have water and he does not feel that it is fair for those associations to have to pay for someone else's problem. Mr. Polizzotto noted that at the Presidents' Council meeting a number of presidents thought that Grande Reserve should share in some of the permitting costs and felt that the Board will have to determine if they wanted to change their vote made in April as to this issue, and in response to a question from Dr. DeFoe, explained that the benefit to Grande Reserve to have the wells would be an increase in lake water, convenience (in that there would be less likelihood that their existing pump would have to be turned off because of low water level) and esthetics. The cost share comes to approximately \$300 per unit for all 8 communities.

It was suggested that Grande Reserve pay a third of that cost for the benefits they would gain from the wells, and input was taken from other members of the President's Council.

As suggested by Dr. DeFoe, President Polizzotto asked for a motion to be made that some agreeable monetary assessment, such as \$100, be made from Grande Reserve to keep the peace within the neighborhoods.

Honey Gardiner then made a MOTION that a shared cost of \$100 per unit be assigned to the Grande Reserve community and this is an amendment to the Motion that was made at the special meeting held on April 28, 2009. The monies received would be applied to reduce the total cost due from the 8 communities. The Motion was seconded.

The point was made by Mr. Tessmer that the Board was perhaps setting a precedent in making this decision, and it was agreed that each neighborhood would be addressed on an individual basis.

An Amendment to the MOTION was then made by Mr. Tessmer that in the future any community that wants to get their water from the lakes will have to get approval from the Master Association and would be part of the Master Association permit. The amendment was seconded by Honey Gardiner. The Motion with the Amendment then passed unanimously.

G. Review of Second Bid/Holiday Décor

Mr. Dorrill advised the Board that he had not yet received the second bid, but it is competitive on price with the present contractor, however, they are out of Fort Lauderdale, and this could present a problem as they are not on site as frequently. The Board decided to wait until the second bid comes in, and then tell the present contractor that they will not be doing the bridge lights unless it is included in the present cost. This will be discussed further at the June meeting.

H. Fence Issue

A fence has been installed by Carlton Lakes at the bridge, and a letter was received from Mr. Salvatori asking why the Master Association had done this. Mr. Dorrill replied that it had not, nor had it given permission to any entity to install it.

TREASURER’S REPORT

Mrs. Gardiner noted that on the balance sheet the fund balance was presented in a clearer manner, and it now shows the total reserve, total prior year deficit, and the payment made against that deficit. The year to date net loss is approximately \$80,000. A cash flow statement is being prepared for the Board, which may be a helpful tool for better understanding the financials. The Board discussed the timeline for the wells, and the special assessment will not be made until a permit is received and bids are awarded which could be as late as August or September.

Mr. Polizzotto then asked Mr. Dorrill if there was a requirement to notify the present landscape contractor of a possible change in the contract, and he was advised that it was 60 days. **A MOTION was then made and seconded that Mr. Dorrill be authorized to send that notice to the present landscape contractor, and unanimously approved.** Action Automatic Door and any other contractor that should be will be given notice as well.

ADJOURNMENT

With the agreement that the June meeting would be held on the 10th, and with no further business to come before the Board, the meeting was adjourned **on a MOTION by and a second at 6:40 p.m.**