

**STRAND MASTER ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING
MAY 19, 2009**

A special meeting of the Board of Directors of the Strand Master Homeowners Association was held on May 19, 2009 at the offices of Dorrill Management Group, 5672 Strand Court, Suite 1, Naples, Florida.

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

ALSO PRESENT: Neil Dorrill, Dorrill Management Group

CALL TO ORDER/AGENDA

The meeting was called to order by Chairman Polizzotto, **and on a MOTION and a second the agenda was unanimously approved.**

It was noted that all Board members had received a notice of the meeting, and Mr. Polizzotto added that just prior to the meeting he had spoken with Mr. Powers, who advised him that the fountain costs were improperly assigned to the Master Association account for this year. The fountain costs are not the responsibility of the Master Association and the costs have been paid by the commercial association. The records will be adjusted at FPL and transferred to commercial and any costs paid by the Master will be refunded.

The purpose of the meeting was to discuss landscaping bids. Mr. Polizzotto had previously spoken with Mr. Dorrill who advised him that Franciscan Gardens had indicated that they had hand delivered a bid to Dorrill Management's office prior to the bid due date, however, no one at the office had any knowledge of it or record of receiving it. Franciscan Gardens hand delivered a copy of their bid on May 14, 2009. The Board discussed the options and the email that Mr. Polizzotto sent out on May 14, 2009 to the Board regarding the situation as it relates to allowing this bid to be considered, and then agreed **on a MOTION and a second that the bid would be omitted, and the Board would proceed with their selection from the bids timely received from Earthworks and Horticare. The Motion passed six to one, with Rick Tessmer dissenting.**

The Board agreed that in the future, contractors submitting bids will receive a receipt from Dorrill Management indicating that the bid was received. This will be indicated as a procedure in any future specifications sent to contractors. This will help eliminate the reoccurrence of the situation with the landscaping bids.

Strand Master Special Meeting – Minutes

May 19, 2009

Page 2

Mr. Polizzotto spoke about the permitting issue, indicating that the reports have come in from the wet land study contractor, and there will be two, possibly three shallower wells dug. There is the possibility that FPL will require new transformers for the well power, which could cost anywhere from \$20,000 to \$40,000. The project should begin in late July or early August after receipt of the permit, drawings from Holes Montes and specifications prepared by Mr. Polizzotto. As previously agreed, the berm irrigation acreage along I-75 in addition to Mango Cay and Commercial properties will be deleted from the Hole Montes' schematics that will be submitted to SFWMD. An estimate will be received from Entrix for maintenance and reporting requirements for the wells and meters.

After some further discussion, pending receiving the letter from Horticare guaranteeing that their contract includes all the Board requirements for landscaping (including annuals, irrigation repairs, frost protection and pine Straw) and that their price is reduced by \$10,000 for the storm allowance, **on a MOTION by Anthony DeFeo and a second by Honey Gardiner, Horticare's bid of \$308,114.15, which is approximately \$38,000 less than the current budget, with the contingencies mentioned above, was unanimously accepted by the Board.**

Mrs. Gardiner felt the Board was doing a good job of keeping expenses down, and the Board members agreed.

The special meeting was then adjourned by unanimous vote on a MOTION and a second.