

**STRAND MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JUNE 17, 2009**

A regular meeting of the Board of Directors of the Strand Master Homeowners Association was held Wednesday, June 17 at 4:00 p.m. in the Strand Boardroom.

**DIRECTORS PRESENT:** Bob Polizzotto, President (Via Speakerphone)  
Anthony DeFeo, Vice President  
Bill Young, Secretary  
Honey Gardiner, Treasurer  
Rick Tessmer  
Tom Guthrie  
Ken Hedges

**ALSO PRESENT:** W. Neil Dorrill, Dorrill Management  
Jim Powers, Dorrill Management

Dr. DeFeo asked that all public comment be reserved until the designated time at the end of the regular Board business.

**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. With the addition of items 5F, Hole 6 Preserve cart path erosion update issue, 5G, Dr. Ferrari Drainage Issue, 5H, Response to Mr. Murphy on Lake Bank erosion repair, 5I Bid Receiving and Opening Procedure, **the agenda was unanimously approved.**

**APPROVAL OF MEETING MINUTES OF APRIL 13, 2009 EXECUTIVE SESSION, APRIL 28, 2009 SPECIAL MEETING, MAY 13, 2009 BOARD MEETING, AND MAY 19, 2009 SPECIAL MEETING**

As it relates to the April 13 meeting, with changing the location to Mr. Dorrill's office, adding Tom Guthrie, Board Member and John Gilhart from Strand Commercial present as well as the changes made previously by Mr. Polizzotto, **the minutes were unanimously approved on a MOTION by Honey Gardiner and a second by Ken Hedges.**

As it relates to the April 28 meeting, with the changing of the location to Mr. Dorrill's office, the note that Mr. Guthrie was absent, the correction of the officers and the addition of the addendum, as well as the changes made previously by Mr. Polizzotto, **the minutes were unanimously approved on a MOTION by Mr. Tessmer and a second by Honey Gardiner.**

As it relates to the May 13 meeting, with the changing of the wording as it relates to the new chairman as “with the addition of Mr. Polizzotto who subsequently was elected chair”, and with the second of that motion being made by Mr. Tessmer, as well as the Motion maker under Item A being Bill Young, and the word “completely” being changed to “most” under Item C, and with the changes previously made by Mr. Polizzotto, **the minutes were unanimously approved on a MOTION by Honey Gardiner and a second by Ken Hedges.**

At this point Mr. Dorrill entered the meeting.

As it relates to the May 19 meeting, with the inclusion of the clarifications made by Mr. Polizzotto, **the minutes were unanimously approved on a MOTION by Honey Gardiner and a second by Ken Hedges.**

#### **MANAGER’S REPORT**

##### A. Landscaping Contract Status

The new contract begins July 1, and a pre contract meeting has been held with the contractor as it pertains to the sod. That item will be fully honored and the first three pallets will be installed within a week, three more in July, and the last four in August. Mr. Dorrill has reviewed all other conditions with the contractor and will send the final agreement to Mr. Polizzotto for signature.

##### B. Update on Preserve Issues with SFWMD

Mr. Dorrill, Mr. Polizzotto and the contractor visited the preserves recently, and the environmental reviewer has not yet specifically answered the questions as to why they feel they have status. The ERP permit had a condition that there be a baseline report and five additional yearly ones, and this condition was fulfilled. Secondly, all correspondence has been directed to Strand, Ltd. and if they did not convey the permit to the Association, that is not its responsibility at this point. Mr. Dorrill has pointed this out to the reviewer, and has yet to receive a reply. Additionally, he advised her that the Association has always been a good and careful steward of the preserve lands. The extra work that the reviewer had requested is in the process of being completed at a cost of approximately \$8,500. Mr. Dorrill will keep the Board advised.

##### C. Status on Strand Bridge Ownership/Notification to Strand, Ltd.

An e-mail was received from the County Transportation Director indicating that ownership of the Bridge was with Strand, Ltd. Mr. Dorrill has forwarded this e-mail to Leo Salvatori, counsel for Strand, Ltd. but has not yet heard back from him. Mr. Dorrill read a letter from six years previously that indicated that the County owns the public portion of Strand Boulevard, but it is the County’s contention that the bridge itself is owned by Strand, Ltd. There will have to be an interpretation made as to what maintenance includes, and the Board discussed whether the shared maintenance agreement would come into play if any major repair is needed.

Mr. Dorrill noted that for the past several years they have been lobbying hard to get the County to pay for resurfacing Strand Boulevard, and he recently heard that it is budgeted

for 2010. The Board agreed that the bridge repair will be added to the reserve list for 2010.

D. Holiday Décor Bids

Mr. Dorrill shared the three bids that have been received for this item, one of which was eliminated immediately due to the cost. Trimmers has been the contractor for the past seven years, and they do routine inspections of the lights at night to make sure everything is working properly. The other contractor is \$300 less, and he is also local.

**On a MOTION by Tom Guthrie and a second by Bill Young, Trimmers Holiday Décor's bid was unanimously accepted for the 2009 and 2010 holiday seasons at \$12,500 a year.**

E. Preserve Expenses

Mr. Polizzotto asked what the procedure was as far as Board approval for extra expenditures, in this case related to the Preserves. Mr. Dorrill advised that his agreement with the Board is he is able to approve amounts less than \$10,000 for either direct or change orders to existing agreements.

F. Tuscany Reserve Letter Re: Swale Reshaping and removal of Brazilian Pepper

Mr. Dorrill indicated that the letter, indicating our support of their position of a delay or a deferral of the conditions of their permit, had been sent the previous week, and he will provide a copy of it to Mr. Polizzotto immediately.

G. Preserve Tax Bill

Mr. Dorrill will have Ms. Barnett send a letter regarding the \$8.00 tax bill for the preserves that is not owed by the District.

H. Fountain on Commercial Property

Mr. Polizzotto advised the Board and those present that the responsibility for maintenance or power costs for this fountain lies with the Commercial Association, which will reimburse the Master Association for their past payments of these expenses. Mr. Polizzotto indicated that Mr. Dorrill previously indicated there is no known bill of sale for the fountain. Mr. Dorrill will investigate the ownership further with Commercial and review the declarations section of the plat for this land area.

**DIRECTORS' REQUESTS**

A. SFWMD Permit Application Update

Mr. Polizzotto indicated that the request for more information has been filed by Hole, Montes, and SFWMD has up to 30 days to respond.

Additionally, the issue of Mr. Walker continuing with the objections as it relates to the water management district and the Strand was discussed, and the Board decided to wait until the permit was issued to make the decision on further action. At this point, **a MOTION was made by Tom Guthrie and seconded by Honey Gardiner that Mr. Walker be instructed to do nothing further until the Board authorizes it, and that**

**the Board will wait to see what transpires with our application in the 30 day waiting period and 21 day issuance period. The Motion passed unanimously.**

Although Mr. Polizzotto had advised Mr. Walker to do nothing further, he will further advise him that the Board has voted on this issue and approved that action.

B. Comcast Cable Contract Update

Mr. Tessmer indicated that discussions were ongoing with TCI, the major issue being that some televisions will not work under their program. At this point Mr. Tessmer feels that TCI may not be the best option for the residents, and suggested that the Board wait until the end of July to sign the contract with Comcast, and that an attempt should be made to have a year to year contract. Two plans have been received from them, and they were explained on a spread sheet presented by Mr. Tessmer, along with his recommendations. Comcast will also provide a new system for the Association to air their community channel and free video service for all clubhouses, fitness center and guard house.

**A MOTION was then made by Rick Tessmer that in the event nothing is offered by TCI by July 31, that Option 1 from Comcast be accepted for \$27.99 a month plus taxes and fees, with an annual increase not to exceed 4 percent for five years.**

**The Motion was seconded by Ken Hedges and unanimously approved.**

Comcast will provide one “digital starter package” set top box per resident free for owners to install it themselves or Comcast will charge owners \$10 if they install the box. The new fee will start in March 2010.

C. Security Software Data Input Report and Update

Mr. Hedges has worked out a system where he can download the resident base by neighborhood, and all neighborhoods will be asked to fill out the input sheets as soon as possible so the registration can be brought up to date. Mr. Hedges will be working with the neighborhood presidents to get this done as soon as possible, and it is his hope that it will be completed by the end of September. The Board discussed the problems in getting the residents to comply, and the benefits of getting this system up and running efficiently. Mr. Hedges will continue with this and follow up with the Board. Mr. Hedges also informed the Board that there should be no additional cost from the contractor for the update of the data.

D. Strand Master E-Mail System/Neighborhood Input Update

Mr. Tessmer advised the Board that several neighborhoods have not inputted their information (Eden, Grand Reserve, Mango Cay, Pinnacle, The Links and WedgeWood), and he urged everyone to do it so that there will be 100 percent participation.

E. Other Previous Meeting Follow-Up Items

Mr. Polizzotto asked Mrs. Gardiner if the Association charged every home for cable use even if it is unoccupied, and she replied that they were charged.

Mr. Polizzotto also noted that both Mr. Young and Mrs. Gardiner were on the committee to look into in house security, and David has been approached to see if he could participate. This committee should have more information for the Board by the September meeting.

The Board was also assured that the Covenants (Article XIV, Section 14.05) indicate that they cannot be held liable for any loss or damage by reason or failure to provide adequate security or ineffectiveness of security measures undertaken, if any.

#### F. Hole 6 Preserve Cart Erosion Issue Update

Mr. Hedges gave some background on this issue, indicating that this was initiated on August 20 of 2008 in a letter from Mr. Nelson, claiming that the Master Association should fix the lake bank. It has been the policy of the Board that they will wait until the causative action of any problem is fixed, and then the lake banks will be fixed. Mr. Hedges went through the timeline and how this issue progressed, and showed photographs of the problem. He explained how this would be a cost sharing issue at the most for the Association, and Mr. Polizzotto added that the Club is clearly responsible for the cart path and anything associated with it. A letter to that effect was sent to the Club a year ago, indicating that the Association will pay for the lake bank once the problem with the cart path was fixed.

The Board discussed what should be done, and whether the drainage out of Anna's Place needs to be attended to first as that may have exacerbated the problem with the cart path undermining.

Dr. DeFeo clarified the issue, saying this should be handled the way any other problem of this sort is handled, that the Club should take care of their property, and the Master Association will then fix the lake bank.

**A MOTION was then made by Rick Tessmer that Mr. Dorrill be directed to meet with representatives of Anna's Place and Strand, Ltd., indicating to them both what the Board's position is. The Motion was seconded by Bill Young and unanimously approved.** In the discussion, Mr. Polizzotto stated there should be no design responsibility offered by the Master Association at the meeting.

#### G. Dr. Ferrari Drainage Issue

Dr. Ferrari addressed the Board on the problems existing on his lot with erosion, and what he has done to ease the problem. He asked if riprap could be put in, and was advised that it is prohibited in the documents for the individual homeowners to install it. The Board discussed the issue of the water rising once the wells are up and working, and Dr. Ferrari indicated that he was asking for permission from the Board to install the riprap. The Board resolved that they would wait until the recharge wells are installed to see what the norm will be, and then the erosion will be addressed.

At this point Dr. DeFeo asked that the two remaining issues under Director's Requests be tabled until the following month in order to give sufficient time to the Treasurer's Report.

#### **TREASURER'S REPORT**

Mrs. Gardiner reported to the Board on the April 30 financial statements, indicating that the accounts receivable from the prior month was reduced, as well as the Club accounts receivable and the Strand Commercial accounts receivable. Mango Cay has not yet paid their accounts receivable, and the Board discussed this issue and whether any money has been received from them year to date for transfer fees (Capital Contribution) for the sale of units. Mr. Dorrill will research this.

Mrs. Gardiner explained the 3/31 footnote regarding the \$59,000 year to date loss, and why the amount was not restated, and indicated that the Board has gone over the accounts in detail, and with the new software at Dorrill Management, it would be difficult to restate, and the balance sheet statement will not change. Mr. DiGangi felt that it needed to be restated as this year is being affected by the loss of previous years. As of April 30, the net operating loss is \$120,300.

After further discussion on restating the loss, **Rick Tessmer made a MOTION that the 2008 financial statements be restated to properly reflect all accruals. The Motion was seconded by Dr. Young and unanimously approved.**

In response to a question from John Thomas, Mrs. Gardiner indicated that the Board had no intention of using capital replacement reserves to balance the operating account.

Mr. Polizzotto asked about the \$13,990 depreciation on the bar code readers that has not changed from month to month, and Mrs. Gardiner indicated that she would take a look at that number. He then asked about the primary road irrigation that is now covered by Horticare, and asked if the remaining \$8,400 should now be noted under the hurricane account as it is no longer needed. Mrs. Gardiner indicated that that account was divided up, and that she will look at the new Horticare contract and see how that will be divided. Mr. Dorrill noted that the primary road irrigation costs are not Horticare costs, but are shared costs from Strand, Ltd. when periodic bills are sent for irrigation water costs for Strand Blvd. They are not repair and maintenance costs attributable to Horticare.

The management fee was paid twice in April just due to timing, and there will be no payment noted in May.

In response to another question from Mr. Polizzotto, Mrs. Gardiner indicated that there was no allocation with the reserves, and the only document dealing with reserves is one prepared by Hole, Montes the previous year, which documents how much will have to be set aside for the paving of Strand Boulevard. She feels that there should be a reserve study, and that any major item should have a reserve fund specific to it. The Board agreed, and this will be readdressed.

Mrs. Gardiner noted that water/sewer guardhouse line item is high, and she felt that Mango Cay is tapping into it. Mr. Dorrill indicated that a contractor came out to fix it, and Mrs. Gardiner felt that these water costs needed to be reimbursed by Mango Cay.

**Anthony DeFeo made a MOTION that the water line to Mango Cay be tapped off, and it was seconded by Rick Tessmer and unanimously approved.**

Mrs. Gardiner asked about the engineering costs for the wells, indicating that \$22,000 has been spent thus far. Once the permit is issued, the costs will be larger. As there was not sufficient money budgeted for this, Mrs. Gardiner felt that this may be an item that will have to be paid by the commercial loan. In response to a question from a member of the public, Mr. Polizzotto stated that it will probably be in the fourth quarter before the assessment for the wells is made. **On a MOTION by Rick Tessmer and a second by Tom Guthrie, the Treasurer's Report was unanimously accepted.**

#### ADJOURNMENT

With the agreement that the July meeting would be held on the 8th, and with no further business to come before the Board, the meeting was adjourned **on a MOTION by and a second at 6:12 p.m.**