

**STRAND MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 14, 2007**

A regular meeting of the Board of Directors of the Strand Master Homeowners Association was held Wednesday, November 14 at 8:00 a.m. in the Strand Boardroom.

DIRECTORS PRESENT: Ken Hedges, President
Honey Gardiner, Treasurer
Jerry Strom
James Tuohy

ALSO PRESENT: W. Neil Dorrill, Manager

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 Item 4C, Completion of Lake Maintenance, the agenda was **unanimously approved on a MOTION by Honey Gardiner and a second by Jerry Strom.**

APPROVAL OF OCTOBER 10, 2007 REGULAR MEETING MINUTES

Under Treasurer's Report, Page 4, the messages on Channel 96 should read "informative" rather than punitive. Additionally, under that report, the contact person should be someone at Comcast as opposed to Hilda, at the Club. It was also noted at this point that Channel 96 is still not operating. On Page 5, in the first paragraph, the amount of \$3,500 is spent monthly. On Page 2, the last sentence of the first paragraph should read District 2's County Commissioner, and midway through the second paragraph, the word "then" should read "them". **The October 10 meeting minutes were then unanimously approved as amended on a MOTION by Honey Gardiner and a second by Jerry Strom.**

MANAGERS REPORT

A. Schedule of Meetings for 2008

Mr. Dorrill handed a schedule of monthly meetings to the Board members, and advised them that a copy will go to the President's Council as well. **On a MOTION by Jerry Strom and a second by Honey Gardiner, the schedule was unanimously approved and adopted by the Board.**

B. Discussion/Action Irrigation Needs

Mr. Dorrill advised the Board that he and Mr. Greg Johnson had been discussing the permit that governs the master irrigation system. The lake levels are almost two feet below last year, and there is talk at the County of going to Phase 3, which is once per week watering and there has already been damage to certain plants. Mr. Dorrill has made a public records request for copies of the permits that were issued to Strand, Ltd., which will better enable the Board to know its options.

Mr. Johnson spoke to the Board about what could happen in the coming months, and handed out copies of his outline. Mr. Davis had spoken to Mr. Johnson and advised him that December 1 was the date for Phase 3 watering. At approximately mid-December there will be no water for the plantings. Scott Davis will be asked for the exact amount of water Strand, Ltd. is planning on giving to the neighborhood, as the formula that the South Florida Water Management has set in place will put him in the position of watering only tees and greens on the golf course, and by January, only greens. The outlook for rain water is not good for the next several months, and installing flowers at this point is not advised. In response to a question from a member of the Board, Mr. Dorrill indicated that Bruce's statement about cutting water off to everyone is not something that is likely to happen. While Mr. Dorrill looked at the permit about which this question was raised, Mr. Johnson handed out information about the water restrictions as well as guides for plant selection.

It was clarified through discussion that Bruce told Scott that he was to go to Phase 3, rather than the County telling him that he must do that. All the water for the Golf Club is pulled from the one lake adjacent to Eden. Other communities have separate systems that pull water from separate lakes.

Mr. Dorrill suggested that the engineer, Terry Cole, be asked to evaluate the system, and there is a possibility that the Association could seek its own permit for a well that could feed and pump water into the area. There is a waiting list of approximately five years for effluent water at this point, and treated sewage is being blended with well water to meet irrigation water demands.

As the club owns the lake, the Board felt that it would be worthwhile to look into the possibility of getting a permit for a coffer dam to enable water to fulfill the needs of the community. Mr. Dorrill asked Mr. Johnson if it would be smart to reserve a water truck to pull water out of a canal or lake and do hand watering, and he was advised that it would be. **On a three part MOTION by Honey Gardiner and a second by James Tuohy, Mr. Dorrill was authorized to consult with the engineer to do the background research on the permit, in consultation with Lisa Barnett; that the installation of flowers and pine straw, except where absolutely necessary, be suspended, and that there be an exploration of other mitigation methods as it relates to the water restrictions. Additionally, all these items will be discussed at the December meeting. The Motion was unanimously approved.**

C. Completion of Lake Maintenance/Barclay Preserve

Mr. Dorrill noted that this time of year there are usually complaints about the state of the preserve, and on the property appraiser's report this area is shown as being owned by Strand, Ltd. The residents of Barclay are unhappy, and Mr. Dorrill suggested that they speak to Mr. Fisher to see whether or not the residents may want to work with the single family Homeowner's Association to acquire this parcel.

The area is a preserve, and there are restrictions on it, and the Board agreed that this is not within its purview to maintain or make decisions on.

Further, Mr. Dorrill advised the Board that the lake edge restoration has been done, the sodding has been completed and a similar installation has been almost completed at Eden. Eden installed a great deal of pipe from downspouts into the lake which helped alleviate the problem.

DIRECTORS' REQUESTS

A. Update on Gate System

Mr. Hedges reported on the system, which is going to be installed very soon. The computer has been upgraded to three gigs, which will be much more efficient. There were a few issues with the vendor, and on any equipment coming into Florida, no Georgia state tax will be paid. The papers were signed on the preceding Monday, and three checks were sent in accordance with Mr. Hedges' instructions.

Mr. Dorrill made copies of the contracts that were signed for the Board members, one for the close circuit TV, another for the access system, and the third for the equipment and software leasing which will be bought out after three years with a reduced payment for two years.

The procedures on notification have been set up, and everyone will be able to manage their own profile. Permanent visitors can be entered, trades people can be put in on a temporary basis. This same feature will print instructions on how to reach someone's home on a watermarked card. Although as much information will be downloaded from the old system as possible, it will still be labor intensive initially.

To avoid finger pointing, Mr. Hedges indicated that the president of Cap Sure has been hired to administer the entire project, and he will be responsible for the subcontractors, and the Strand will be presented with a turnkey operation.

Mr. Fisher E-mailed Mr. Hedges regarding the woman who crashed through the back gate, and Mr. Dorrill indicated that Mr. Fisher has been asked for the date and the time of this incident, in an effort to identify the driver. It was suggested that a two sided, steel pole sign be erected saying welcome to the Strand. **On a MOTION and a second, the Board agreed that the sign would be erected as soon as possible.**

Ms. Gardiner advised the Board that Mr. Hedges and Mr. Dorrill have done a tremendous amount of detail work and negotiations, and thanked them for their hard work. She added that what will be apparent to the residents will be the pass cards. Mr. Hedges

indicated that he will wait until the data system is up and running before the system is turned on. Ms. Gardiner also added that the security system will be tightened up significantly with this system.

TREASURER’S REPORT

Ms. Gardiner had provided copies of the report to all the Board members, and noted that next month she will be making a report on the Reserve adequacy issue. She will use the information received from Eden regarding the road resurfacing in part of her report, and she advised that an allocated reserve be available for road resurfacing with the grinding process as this will have to be done in the near future.

On the operating statement, the accounts exceeding budget are primary road irrigation and maintenance, and cable TV. Mr. Hedges asked if there was an increase in cost on cable and Mr. Dorrill indicated that a ceiling was negotiated with them, and their increase to the Strand cannot exceed 3 percent, regardless of what the County Commission indicates. Ms. Gardiner expressed her ongoing frustration with the lack of a contact person at Comcast.

Presently, the financials are running in the aggregate, \$27,500 under budget.

On a MOTION by Jerry Strom and a second by Honey Gardiner, the Financials were unanimously approved.

COMMITTEE REPORTS/PUBLIC COMMENTS

**There was discussion here re: an easement needed by the single family association to do repair work on an irrigation line.

Mr. Dorrill indicated that the original work was done by Glaze Golf Craft, and there may be some as-built drawings of the irrigation system. It is in the preserve in some areas, and people’s property in other areas. He asked that all material be shared with him, and he will see what can be done. Ultimately the easement will be drawn up by the attorney.

ADJOURNMENT

With no further business to come before the Board, the meeting was adjourned **on a MOTION and a second at 9:03 a.m.**