

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

A regular meeting of the Board of Directors of the Strand Master Homeowners Association was held Wednesday, August 13 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  
Tom Guthrie  
Ken Hedges (Via Speakerphone)

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

**ABSENT:** Rick Tessmer

**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.

**APPROVAL OF MINUTES OF JULY 8, 2009 MEETING**

**With the corrections as noted by Mr. Polizzotto, with the additional notation that Mr. Guthrie was not in attendance, and on Page 3, the last line of the second to last paragraph should read “water management agreement of 1997”, the minutes were unanimously approved as amended on a MOTION by Honey Gardiner and a second by Bill Young.** Dr. DeFeo wanted it noted that under Item E on Page 5, the discussion of segregated accounts will be brought up again during the October budget discussions.

Mrs. Gardiner added that a draft budget would be presented at the September meeting.

**TREASURER’S REPORT**

A. Review of Current Month Financials

The June 30 financials were previously provided to the Board, and Mrs. Gardiner indicated that as of that time the actual loss to date was \$58,500.

B. Review of Cash Flow Report

July’s cash flow report was provided to the Board.

(A short break was taken in the meeting proceedings while an attempt was made to reconnect those members attending by speakerphone.)

COMMITTEE REPORTS

(This item was taken out of sequence in the interest of time.)

A.B. Report on Lake Erosion, Barclay Lane and Preserve 6 Tee Box Area

Dr. DeFeo reported that he and Dr. Young had looked at the areas in question, and they were trying to determine where the responsibility for the problem lies. The elevation of various homes within the neighborhoods are different, and he wondered if this difference in elevation could be costing the HOA more in maintenance. A reading of the Documents indicated that the homeowner's responsibility is to maintain their parcel in accordance with the documents and it also delineated what a homeowner cannot do. Dr. Young felt that the house in question did have an elevation issue, and he explained it on a schematic that he showed to the Board. He felt that the erosion problem was a direct result of the steep bank.

**TREASURER'S REPORT (CONTINUED)**

(With Mr. Polizzotto and Mr. Hedges being reconnected to the meeting, the Treasurer's Report resumed.)

Mr. Guthrie asked that this item be tabled.

**MANAGER'S REPORT**

A. Veterans Parkway Fence/Berm

Mr. Dorrill updated the Board on the Tuscan Reserve developer's current permit requirement to remove all the Brazilian Pepper and to construct a berm and swale across the northeast property line at the Strand. Mr. Dorrill has asked the developer to ask for a written interpretation from the County as to why this must be done. No further action is required by the Board, but it would be a fairly serious matter if this ultimately must be done, and it has been suggested that the first 100 feet of it be removed so the County could be shown how badly it would look and what would have to be installed if it is required.

Dr. DeFeo asked about Article 6.01 in the documents, referring to the Master Association's responsibility to maintain the perimeter. Mr. Dorrill indicated that a little bit of money is spent yearly to mow the area between I-75 and the fence. Occasionally mowing is done along the canal in the commercial area and cost shared with the Commercial Association. Pine straw is placed yearly on the inside of the berm along Eden. The golf course takes care of the inside of the berm everywhere else.

#### B. Gate Maintenance Proposals

Proposals have been taken for gate arm maintenance and camera service and repair, and year to date approximately \$200 monthly has been spent for this. There have been many lightening related disruptions and repairs, and the usual contractor for this work, Action Automatic Doors did not bid for this contract. Cypress Access Systems is the preferred contractor of Staff, while Mr. Hedges preferred Royce, as their bid seemed the most comprehensive. The Board discussed the various components of the system, and Mr. Hedges asked that Cypress list all of these various things as part of their bid. Mr. Dorrill added that Cypress has been very fast in their response to problems, and he recommended that the Board award a one year contract to Cypress Access Systems at \$291 per month. It was felt that the preventative maintenance would not be needed at this time, and **on a MOTION by Bill Young and a second by Honey Gardiner, the \$291 monthly cost bid was awarded unanimously to Cypress Access Systems.**

#### **DIRECTORS REQUESTS**

##### A. SFWMD Permit Application Update

Mr. Polizzotto asked the Board members if they had all received a copy of the settlement agreement, and he was advised that they had. He then advised them that he had spoken with Frank Feeny, who clarified that the Water Management District did not require that applications from Mango Cay and Commercial be submitted, but did agree to issue a permit once the permit challenge is settled among the parties.

Dr. DeFeo indicated that he thought the 65 single family homeowners would be isolated from that discussion so as not to jeopardize those negotiations, and Mr. Polizzotto indicated that Article 2 indicates that nothing needed to be granted to those 65 homes, and Commercial and water continued to be provided to them, with a letter of modification to The Strand, Ltd. permit being sent by the water authority to that effect. This would be in effect until an agreement is reached with the 65 homes and Commercial with The Strand, Ltd., or they install their own equipment.

Mr. Hedges asked why any court appearances must be in Palm Beach County as opposed to Collier County, and Mr. Polizzotto indicated that that related only to the petition challenge and not the local litigation. **On a MOTION by Dr. Young and a second by Ken Hedges, the Board unanimously accepted the settlement agreement with the changes made by Mr. Polizzotto.**

B. Security Software Data Input Update

Mr. Hedges advised the Board that he had spent approximately 200 hours on research and input, and a clean file has been created and updated with e-mails, addresses, and all the neighborhoods have been isolated, with clientele being put into three categories of resident members, non-member renters, and non residents golf club members who have bar codes. As soon as Mr. Hedges returns to Naples he will sit down with David and begin the automobile input. Some minor work will be done on the gate computer to make it compatible and it is hoped that the entire program will be up and running at the end of September.

C. Comcast Cable Contract Update

Mr. Polizzotto indicated that the contract had been sent to Lisa Barnett for review, and he is waiting for a response. Once any questions are settled, the contract will be implemented. Mr. Hedges felt that there was some ambiguity as to who is responsible for maintaining the infrastructure, particularly in condominiums. Mr. Polizzotto will clarify this, and include Mr. Tessmer and Attorney Barnett in the discussions.

D. Other Previous Meeting Follow-Ups

Mr. Polizzotto indicated that he had signed the letter of credit, and Mr. Dorrill indicated that he will get back with Mr. Polizzotto the following day after checking on this.

**COMMITTEE REPORTS (CONTINUED)**

A Lake Erosion on preserve 6

Dr. Young reported that the previous day's heavy rainfall did heavy damage to the lake banks, but as of today it was repaired. Anna's Place had a serious problem with the rain coming off the roofs and down over the cart path, and Mr. Polizzotto indicated that he had spoken with Dick Dwyer about this problem, which is between the blue and green tees. He indicated to Mr. Dwyer that a drain should be installed to handle the water flow, and it was discussed as to whose responsibility that would be. Mr. Hedges felt it was the responsibility of the neighborhood, and Mrs. Gardiner agreed. After further discussion, Dr. DeFeo recommended that Mr. Dwyer be approached in a cordial manner, asking for his input and help with the problem. The Board agreed that Dr. Young and Dr. DeFeo will go ahead and do this, and the Board will be kept advised.

Mr. Guthrie suggested that in the future these issues be brought to the Presidents Council, where the position of the Master Association can be explained. **On a MOTION by Tom Guthrie and a second by Ken Hedges, this meeting with the Presidents Council will be set up for a clarification of lake bank erosion and irrigation issues.**

The meeting will be set up towards the middle of October when most of the residents are back.

B. Lake Erosion Barclay Lane

Dr. Young showed the Board the picture of the problem areas on this road, indicating that his neighborhood has gutters as does the man next door to him, but there is erosion all along the length of the lake on his property due to the steepness of his lot. Dr. DeFeo noted that on Exhibit C, the main problem appears to be caused by the elevated lots, as the steep slope is the precipitating factor of the erosion.

One of the suggestions from Drs. DeFeo and Young is that the Board get an independent engineer's evaluation at a minimal cost to get a definitive opinion on the causes of the erosion. The Board felt that this may be setting a precedent that could be costly, and further discussed responsibility according to the policy the Board had previously established. Mrs. Gardiner restated that policy for those present, which included an evaluation from Hole Montes to the neighborhood involved, which was paid for by the neighborhood. Mr. Polizzotto indicated that the single family homeowners will look at the problem at the next SFHOA meeting.

C. Update on Access Control Operation via Master Association

Dr. Young indicated that he, Jim Powers and Mrs. Gardiner had met with the security director from Pelican Marsh, and estimated that approximately \$20,000 could be saved using their system of in house security. It is estimated that it will cost about \$175,000 to run the system on a yearly basis. There are down sides, primarily related to last minute replacement of personnel if someone cannot come in, but the advantages seem to outweigh that. Mrs. Gardiner felt that the quality of the people would be much better, as they would be paid more money with benefits with no outside company involved. Four employees would be needed with an additional person as a rover, and it was hoped that David could be kept on. The Board will be kept advised on this as more information is obtained, and Mr. Dorrill will check on the termination provisions in the Wackenhut contract. **Tom Guthrie made the MOTION that this amount be included in the budget process, and possibly to have it set up to coincide with Wackenhut's termination. The Motion passed unanimously.**

\*\*\*\*\*Tape ended here\*\*\*\*\*

**ADJOURNMENT**

With the agreement that the September 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 5:56 p.m.**