

**STRAND MASTER ASSOCIATION  
BOARD OF DIRECTORS  
BUDGET WORKSHOP MEETING  
OCTOBER 15, 2009**

A meeting was held to discuss the Special Assessment and the Proposed 2010 Budget for the Strand Master Homeowners Association on Thursday, October 15, 2009 at 4:00 p.m. in the Strand Charleston Room.

**DIRECTORS PRESENT:** Bob Polizzotto, President  
Dr. Anthony DeFeo, Vice President  
Bill Young, Secretary  
Honey Gardiner, Treasurer  
Tom Guthrie  
Ken Hedges  
Rick Tessmer

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

**ROLL CALL/APPROVAL OF AGENDA**

The meeting was properly noticed to the Neighborhood Representatives as to the Special Assessment and Budget review. 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 THE AGENDA**

Mr. Polizzotto asked to add Item 3.C “Reserve Funding for Strand Boulevard”. **Mrs. Gardiner made a motion to approve the agenda with Mr. Polizzotto’s amendment, there was a second by Mr. Tessmer and the MOTION passed unanimously.**

**A. BUDGET PRESENTATION**

The Board reviewed the proposed budget line by line reviewing significant changes from last year’s budget.

In particular, account 607, Irrigation Electric for day-to-day operation of the recharge wells, was discussed. The recharge wells are required by SFWMD to replenish the lakes due to drawdown by the irrigation pumps. Mr. Polizzotto informed the Board that per legal counsel, the expense for maintenance, repair and operation of the wells is a common expense of the Association and is therefore not allocable only to the individual neighborhoods where the wells are located. These costs will be shared by the entire community.

For account 720, Security Contract, the Board discussed the recent bids received compared to the estimated to perform the service with in-house personnel. It was agreed that we would continue with contracted services. Furthermore, the Board discussed the elimination of the “rover” patrol including the golf cart rental which will save over \$35,000 per year. **A motion was made by Mr. Tessmer and seconded by Dr. Young to cancel the rover patrol. The MOTION passed unanimously.** Effective date should be as soon as possible.

Account 746, Gate Access Software, was discussed by Ken Hedges.

**A motion was made by Mr. Guthrie and seconded by Dr. Young to have the Management Fee as listed in the budget as \$76,800 and the Accounting Fee as \$2,000 with a note that this “Includes previously committed money”. The MOTION failed.**

**A motion was made by Mr. Guthrie and seconded by Dr. Young to have the Management Fee as listed in the budget as \$80,000 and the Accounting Fee as \$2,000 with a note that this “Includes previously committed money”. The MOTION passed with Dr. DeFeo dissenting.**

The Board then discussed the Reserves and Reserve funding. One of the issues raised was the funding for the repaving of Strand Boulevard and the neighborhood roads. This item was tabled until the next meeting so additional research into the issue can be done.

The Board discussed the prior year deficit and if and how to fund this. It was agreed to reduce the estimated 2009 deficit to zero. The final reserve budget requirement and any adjustments will be addressed in another meeting among the Board to finalize this number.

**Dr. DeFeo made a motion that was seconded by Honey Gardiner that the assessment for 2010 will be 255.00 per quarter per owner. The MOTION passed unanimously.**

## **B. PROPOSED SPECIAL ASSESSMENT**

The Board then discussed the special assessment and an update on the water permit was given by Mr. Polizzotto. **Mrs. Gardiner made a motion that was seconded by Dr. DeFeo that there will be a special assessment of \$150.00 for the 813 units due December 1, 2009. The MOTION passed unanimously.**

The Special Assessment will be for monies already spent and estimated to be spent from the operating budget. Remaining costs to complete the permit process including installation of the wells will necessitate a second proposed Special Assessment of approximately \$200 per unit.

### **C. YEAR-END AUDITED STATEMENTS**

The Board then discussed the required year-end audited financial statement and if this level of report should be waived for this year. The vote by the Presidents was to waive the requirement.

The Board will still provide the members with a year-end financial report similar to past years.

There was a request by a neighborhood president that the Board should form an ad hoc financial committee made up of members, to review the year-end statements and report back to the Board. The Board agreed to review this and look for volunteers.

### **D. PUBLIC COMMENTS**

All public comments were addressed during the discussion of the various items. Joe Crivelli presented a letter to the Board asking to consider a number of items. There were no further comments.

### **ADJOURNMENT**

With no further business to come before the Board, the meeting was adjourned **on a MOTION by and a second at 6:17 p.m.**