

**STRAND MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
OCTOBER 29, 2009**

A regular meeting of the Board of Directors of the Strand Master Homeowners Association was held Thursday, October 29, 2009 at 4:00 p.m. in the Strand Boardroom.

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

**ABSENT:** Tom Guthrie

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

**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. **Mrs. Gardiner made a motion to accept the agenda, there was a second by Mr. Tessmer and the MOTION passed unanimously.**

**APPROVAL OF MINUTES OF SEPTEMBER 10, 2009 MEETING**

Mr. Polizzotto made the correction of the dates on pages two and three. **Mr. Tessmer made a motion to accept the minutes with those two changes, there was a second by Mr. Young and the MOTION passed unanimously.**

**APPROVAL OF MINUTES OF OCTOBER 15, 2009 BUDGET MEETING**

Mr. Polizzotto had sent via e-mail to the Board proposed changes to the minutes. Not all Board members had this document, so the approval of the minutes was tabled while copies were made.

**MANAGER'S REPORT**

A. Irrigation Issues

Mr. Dorrill asked for the Board's direction regarding the potential turn off of irrigation water to Strand Boulevard, specifically in the commercial area, and the use of water trucks. Mr. Polizzotto will review the permits and make a recommendation at that time.

B. Update on The Club Receivables

Mr. Dorrill informed the Board that he had met with Liz from The Club to discuss the outstanding receivables and they are in the process of reviewing prior billings in order to resolve the items in dispute. As part of this matter, Mr. Dorrill discussed the lake bank

billing issue and a draft letter that Mrs. Gardiner had prepared. The Board directed Mr. Dorrill to revise and send the letter to Strand, Ltd.

#### **APPROVAL OF MINUTES OF OCTOBER 15, 2009 BUDGET MEETING**

Copies of Mr. Polizzotto's changes were provided to all Board members. Dr. DeFeo's name was misspelled and should be corrected. Mrs. Gardiner modified one comment on Mr. Polizzotto's revisions regarding the Gate Access Software. **Mr. Tessmer made a MOTION, there was a second by Mr. Hedges to approve the changes as submitted by Mr. Polizzotto, with the exception of the Gate Access Software discussion as identified by Mrs. Gardiner, and it passed unanimously.**

#### **DIRECTOR'S REQUEST**

##### A. Adoption of 2010 Master Association Budget

Mr. Polizzotto presented the final budget. This resulted in a reduction of the assessment to \$255.00 per quarter. Mr. Polizzotto also noted that the estimated prior years' deficit would be reduced to zero. **Mrs. Gardiner made a MOTION, there was a second by Mr. Tessmer to approve the budget, and it passed unanimously.**

##### B. SFWMD Permit Application Update

Mr. Polizzotto stated that permit is expected to be issued on October 30<sup>th</sup>.

##### C. Gate Access Software Update

Mr. Hedges is planning on implementing the software effective November 15<sup>th</sup>. Mr. Hedges and Mr. Tessmer will work on communicating the changes to the community via the email system.

##### D. Comcast Cable Contract Update

Mr. Polizzotto stated that the contract, which has been reviewed by the Association's attorney, is close to being finalized and signed.

##### E. Road Maintenance Responsibility

Mr. Polizzotto presented to the Board prior Board meeting minutes from 2003 and 2006 regarding road maintenance responsibility to give a history of previous action on this issue. The Board will schedule a separate meeting to discuss this issue and determine if they want to change the policy, and if so, the process to implement that change.

##### F. Other Previous Meeting follow-up items

Mr. Dorrill advised the Board that he met with representatives of Mango Cay I and Mango Cay II and they have retained Holes Montes regarding their irrigation permit. Mr. Dorrill also advised that he has had initial discussions with Mango Cay II regarding an entry maintenance agreement and has requested they put their request in writing for the Board's consideration.

Mr. Dorrill and Mr. Polizzotto discussed proposals for patching the pavement at the entrance. Another estimate will be obtained.

#### **TREASURER’S REPORT**

##### **A. Approval of August Financials**

Mrs. Gardiner presented the August financials. Mrs. Gardiner indicated that as of August 31<sup>st</sup> the operating loss to date was \$39,277, receivables were \$68,311, of which \$64,258 was owed by The Club and \$3,110 was owed by the Commercial. There is a footnote indicating that the previous misallocation of roadway landscape costs has been corrected.

##### **B. Approval of September Financials**

Mrs. Gardiner presented the September financials. Mrs. Gardiner indicated that as of September 30<sup>th</sup>, the operating loss to date was \$44,603, receivables were \$56,408, of which \$48,929 was owed by The Club and \$6,537 was owed by the Commercial.

**Mr. Tessmer made a motion that the Treasurer’s report be approved, there was a second by Mr. Hedges and the MOTION passed unanimously.**

##### **C. Review of September Cash Flow Report**

Mrs. Gardiner presented the cash flow report without comment.

#### **PUBLIC COMMENTS**

Joe Crivelli from Cypress Cove asked about the assessment. A letter explaining the assessment was sent with the invoices that were mailed to the neighborhood management associations. Mr. Polizzotto requested that the letter be resent directly to the neighborhood presidents to ensure that they receive it.

Ruth Whitney made a comment regarding the outstanding receivable from The Club. It was reiterated that Dorrill Management is in the process of pulling old files to ensure that as much of the outstanding balance be collected as possible. After this discussion, the Board advised Mr. Dorrill not to send the revised letter regarding the lake bank issue as previously discussed.

#### **ADJOURNMENT**

With no further business to come before the Board, **Mrs. Gardiner made a motion that the meeting be adjourned, there was a second by Mr. Tessmer, the MOTION passed unanimously and the meeting was adjourned at 5:33 pm.**