

**STRAND MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 10, 2009**

A regular meeting of the Board of Directors of the Strand Master Homeowners Association was held Thursday, September 10, 2009 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
Rick Tessmer (Via Speakerphone)

ALSO PRESENT: Jim Powers, 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.

APPROVAL OF MINUTES OF AUGUST 13, 2009 MEETING

Prior to the approval of the minutes, the board had a discussion regarding what should be included in the minutes. The board determined to change the format of the minutes as to make them more of a record of "what is done, not what is said." **Honey Gardiner made a motion to change the policy regarding the minutes, there was a second by Mr. Young and the MOTION passed unanimously.**

Mr. Polizzotto had sent via e-mail to the Board proposed changes to the minutes. In addition, Mrs. Gardiner had changes to the Treasurer's report to make it in compliance with the new format. **Dr. Young made a MOTION, there was a second by Mr. Hedges to approve the changes as submitted and it passed unanimously. Mrs. Gardiner provided the changes to Mr. Powers so that the official record could be corrected.**

MANAGER'S REPORT

Mr. Powers updated the board on the status of the exotics on the North Property line. The county was contacted and they in fact do own the land in question. Neither The Club nor the Master Association is responsible for clearing the exotics. At this point, it appears that the county will not be clearing the exotics from this land in the near future.

Mr. Powers also provided an update on the preserve issues involving the SFWMD. The Board requested that Mr. Dorrill contact SFWMD to resolve the outstanding issues regarding the ERP Permit.

DIRECTOR'S REQUEST

A. SFWMD Permit Application Update

Mr. Polizzotto informed the Board that a dismissal for the water permit challenge has been filed by the Master Association and the Commercial Association. This means that the water authority is now free to issue the permit for the Master Association.

B. Security Software Data Input Data

Mr. Hedges stated that the input of data process is ongoing. Target date for completion is October 1st.

C. Comcast Cable Contract Update

Mr. Polizzotto provided an update on the contract discussions with Comcast. The negotiations are almost completed and will become effective March 1, 2010.

D. Landscaping for berm maintenance

Board requested that the landscaping for the berm be put out to bid with Horticare and Gardner Case.

E. Request for Bid for Security Contract

Honey Gardiner made a motion to put the security contract out to competitive bid, there was a second by Ken Hedges and the MOTION passed unanimously.

F. Other Previous Meeting follow-up items

An update was given regarding drainage issues at Ana's Place

It was noted by Mr. Polizzotto that the contract for lake maintenance was not put out to bid by DMG, but was allowed to automatically renew when it should have been put out to bid.

TREASURER'S REPORT

A. Approval of June Financials

The June 30 financials were previously provided to the Board. There was an error as to the allocation of landscape costs. The correction will appear in the August financials. In addition, \$30,000 was borrowed from Reserves to cover operating expenses but was not recorded in June. This correction appears in the July financials. Mrs. Gardiner indicated that as of that June 30th the actual loss to date was \$58,562.

B. Approval of July Financials

The same error regarding the allocation of landscaping costs was made in July. The correction will appear on the August financials. Mrs. Gardiner indicated that as of July 31st the actual loss to date was \$51,087.

A discussion regarding the costs associated with the wells was held by the Board.

C. Presentation of the Cash Flow Reports

Mrs. Gardiner presented the cash flow reports without comment. The board discussed the use and purpose of the reports. **Mr. Tessmer made a motion that the cash flow report be used as a tool by the Board but not be a published financial report, there was a second by Honey Gardiner and the MOTION passed unanimously.**

D. Presentation of the Draft 2010 Budget

Mrs. Gardiner presented the draft budget and the Board had a brief discussion. A Budget Workshop is scheduled for October 15th. **Dr. Young made a motion that the budget as presented be the proposed budget, there was a second by Ken Hedges and the MOTION passed unanimously.**

PUBLIC COMMENTS

Joe Crivelli from Cypress Cove suggested that the Board send a letter via the e-mail system to all of The Strand residents explaining the special assessment. Mr. Polizzotto will provide the letter to Mr. Tessmer for distribution.

ADJOURNMENT

With no further business to come before the Board, the meeting was adjourned **on a MOTION by and a second at 5:50 p.m.**