

**STRAND MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
NOVEMBER 11, 2009**

A regular meeting of the Board of Directors of the Strand Master Homeowners Association was held Wednesday, November 11 at 4:00 p.m. in the Strand Boardroom.

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

**ABSENT:** Dr. Anthony DeFeo, Vice President

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

**APPROVAL OF MINUTES OF OCTOBER 29, 2009 MEETING**

Mrs. Gardiner noted that the words “prior years” should be added under Director’s Requests, Item A, and that her name was misspelled on Page 3. Mr. Polizzotto noted that under public comment, it should be noted that “regarding the lake bank issue” should be added describing the revised letter. **Mrs. Gardiner made a motion to accept the minutes as corrected, there was second by Rick Tessmer, and the MOTION passed unanimously.**

**MANAGER’S REPORT**

A. Sidewalk Issues

Mr. Dorrill spoke to the three sidewalk issues and what is being done to correct them. The irrigation leak under a section of the sidewalk will necessitate removal of that section to fix the problem. The areas are marked and are scheduled for service.

B. Overnight Car Parking

This issue was addressed and has been resolved.

C. Sidewalk Pressure Washing

Proposals will be obtained for pressure washing sidewalks on Strand Boulevard and

#### **DIRECTOR'S REQUESTS**

A. SFWMD Permit Application Update

The permit was received, and was returned for some corrections. It is anticipated to be received back within a week. The updated well costs were provided to the Board, which will be \$148 per unit. Each community will be advised that they must provide the new meter for the system. Mr. Dorrill will continue to investigate the lack of irrigation on portions of Strand Boulevard.

Addendum - It was later agreed that the meters for the irrigation pump installations will be provided and installed by the well drilling contractor and not the individual communities.

B. Comcast Cable Contract Update

The issue of existing outlets in the units will be resolved and it is expected that the contract will be completed within a week.

C. Gate Access Software Update

Mr. Hedges noted that on November 16<sup>th</sup> all names must be in the computer. At that point those who are not in it will be denied access until the form is filled out. The back gate will continue to have all the data on cars using this entrance for two additional days. Signs will be posted at both gates indicating the coming changes.

A link will be posted on the website to facilitate this.

D. Other Previous Meeting Follow-Up Items

Mr. Polizzotto met with Horticare and was advised of the coming year's schedule related to pine straw installation and annual flowers. Copies of this information will be made available for the Board. On December 2 at 9:00 a.m. a monthly review of the landscape work along Strand Boulevard will be held. The Board agreed that the landscaping committee should be reformed, and **Mr. Guthrie made a motion that a landscape and beautification committee be formed comprised of non board members of the community to work within the budget with Mr. Dorrill and Horticare. The MOTION was seconded by Honey Gardiner and unanimously approved.**

A letter will be sent to neighborhood presidents asking for volunteers.

#### **COMMITTEE REPORTS**

Mr. Polizzotto advised the Board that future committee reports will include financial as well as landscape.

**TREASURER’S REPORT**

A. Review of October Cash Flow Report

Mr. Polizzotto noted that the cash flow will show roughly \$100,000 at the end of the year less accruals.

B. Review of Accounts Receivable

Mr. Dorrill noted that copies of all past invoices for \$5,000 have been provided to The Strand for payment. There is approximately \$48,000 past due from The Strand for as far back as 2006 and this includes approximately \$35,000 owed since 2007 to present. Mrs. Gardiner and Mr. Powers will work on getting this issue resolved going back to 2007 and reconcile the list from The Strand.

**MISCELLANEOUS CORRESPONDENCE/PUBLIC COMMENT**

Mr. Polizzotto spoke with the manger at Mango Cay II regarding the water feature and Mango Cay’s wish to have the Master Association maintain it. No further information has been received from them at this time.

Mr. Weisberg spoke to the foreclosures within the Association, asking if legal fees were being charged to the Master Association. Mr. Dorrill will investigate the ongoing foreclosures to determine if any charges have been made.

Mr. Dorrill handed out to all board members copies of a letter containing information regarding a reduction in the management fee in return for a contract extension for the Board’s perusal.

**ADJOURNMENT**

With the agreement that the December meeting would be held on the 9th, and with no further business to come before the Board, the meeting was adjourned **on a MOTION by and a second at 5:17 p.m.**