

**STRAND MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
DECEMBER 9, 2009**

A regular meeting of the Board of Directors of the Strand Master Homeowners Association was held Wednesday, December 9 at 4:00 p.m. in the Strand Boardroom.

DIRECTORS PRESENT: Bob Polizzotto, President
Anthony DeFeo, Vice President
Bill Young, Secretary
Honey Gardiner, Treasurer
Ken Hedges

ABSENT: Tom Guthrie
Rick Tessmer

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

APPROVAL OF MINUTES OF NOVEMBER 11, 2009 MEETING

With the inclusion of the additions and corrections as noted by Mr. Polizzotto, the minutes were unanimously approved **on a MOTION by Mrs. Gardiner and a second by Mr. Young.**

MANAGER'S REPORT

A. Strand Boulevard Sidewalk Repairs

This issue was addressed and has been resolved and repairs were made under the collapsed sidewalk at a cost of \$800. The remaining areas are under contract to be ground and repaired.

B. Strand Boulevard sidewalk Cleaning Bids

The Board received bids for this item, and after discussion, the Board agreed that Joe and Franklin will be contacted to see what can be done for a price not to exceed \$500.

C. Asphalt Repair

Two bids were received for the repair of the asphalt at the gate, and the Board agreed that it would wait until the County does the milling it has scheduled for the area, and a third contractor will be contacted for another bid before the Board determines who to award the job to. This will be decided at the February meeting.

D. Strand Commercial Well Drilling Update

The Commercial Association has completed the drilling of its two wells, although they are not yet operational. Mr. Dorrill indicated that he anticipated that the work for the Commercial Association's wells would be completed by the following month. The Commercial wells would also supply irrigation water to the public portion of Strand Boulevard.

DIRECTOR'S REQUESTS

A. SFWMD Permit Application Update

There has been no challenge to the permit, and the bid specifications are going out to bid. Hole, Montes has contacted Entrex for the modeling, and the Board unanimously agreed to use them at a cost of \$3,600 yearly **on a MOTION by Mrs. Gardiner and a second by Mr. Hedges.**

B. Comcast Cable Contract Update

A meeting was had the previous week and the agreement was finalized, subject to approval from Comcast's legal counsel. Each homeowner will be entitled to up to three digital converter boxes depending on when Comcast converts to complete digital system.

C. Gate Access Software Update

The system is now totally operational, and Mr. Hedges is working on standardizing all the data. A committee will be formed to address entry problems as it relates to tailgating, bar coding and vendors. Club employees will continue to be allowed access with the proper payment.

D. Other Previous Meeting Follow-Up Items

The buffer maintenance at Eden will be bid out to Gardener Case and Horticare and will be awarded and started as soon as possible.

TREASURER'S REPORT

A. Review of November's Cash Flow Report

The reserve account is presently at \$93,900. A balance of approximately \$50,000 will be carried forward into next year. Legal fees for the year thus far total approximately \$190,000.

B. Approval of October Financials

On a MOTION by Dr. Young and a second by Mr. Hedges, the financials were unanimously accepted.

C. Review of Accounts Receivable

As of December this account stands at \$57,846 for the club, and it is their intention to pay \$200 to \$250 of that amount. Mr. Dorrill will document a list of unpaid items as contested by The Club. The list will include backup invoices for review by the Board prior to presentation to The Club for payment. The list will also include prior years.

SUBCOMMITTEE REPORTS

A. Property Management

To date, three residents have volunteered to serve on this committee – Dick Dwyer, Allen Wolf and Bruce MacKinnon.

B. Landscaping Committee

To date, two residents have volunteered to serve on this committee – Nancy Brother and Dick Galash.

C. Finance Committee

Two residents have volunteered to serve on this committee – Jerry Strom and Jerry Flagel.

ADJOURNMENT

With no further business to come before the Board, the meeting was adjourned **on a MOTION by and a second at 5:20 p.m.**