

**STRAND MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JANUARY 13, 2010**

A regular meeting of the Board of Directors of the Strand Master Homeowners Association was held Wednesday, January 13 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  
Rick Tessmer  
Tom Guthrie

**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. Polizzotto asked that this notice be displayed at the guard gate as it was not this month. Item 5D was added to the agenda, and **the agenda was unanimously approved on a MOTION by Dr. Young and a second by Mr. Guthrie.**

**APPROVAL OF MINUTES OF DECEMBER 3 AND 9, 2009 MEETINGS**

As it relates to the December 9 meeting minutes, with the corrections and changes as noted by Mr. Polizzotto, **the minutes were unanimously approved on a MOTION by Mrs. Gardiner and a second by Mr. Tessmer.**

As it relates to the December 3 special meeting minutes, with a few minor corrections, **the minutes were unanimously approved on a MOTION by Rick Tessmer and a second by Bill Young.**

**TREASURER'S REPORT**

A. Approval of November Financials

The net loss at the end of November was noted to be \$32, 105. The accounts receivable stood at \$34,000, but it was noted that the Club owed \$65,396. The engineering account was well over the amount budgeted due to the costs of the wells. **On a MOTION by Mr. Hedges and a second by Mr. Young, the November financials were then unanimously accepted.**

C. Review of Accounts Receivable

The \$65,396 due from the Club was discussed by Mr. Powers and Mrs. Porter, and Mrs. Gardiner enumerated the items that the Club continues to refuse to pay anything on. As it relates to the T Box repair, they refused to pay for July, August and September. It was noted that June's invoice was still outstanding, but it was anticipated that this will be paid. Mrs. Gardiner and Mr. Polizzotto will be reviewing the list, and Mr. Powers was thanked for his excellent work in this regard.

B. Review of December Cash Flow Report

This report showed the amount paid through December and a positive cash amount of \$120,000. It does not include December bills of approximately \$70,000 which will be paid in January of 2010.

D. Year End Financial Report

This report will be finalized in the coming weeks and the end of the year statement will be prepared. It is anticipated that the reserve account should be able to be built up in the coming year.

**MANAGER'S REPORT**

A. Strand Boulevard Section of Sidewalk Cleaning Bid

Approval from homeowners is being obtained for the use of water, and this project, from Marble Court to the Sable entrance should be completed within the month. **On a MOTION by Mr. Tessmer and a second by Mrs. Gardiner, the bid from Reliable Monitoring was unanimously accepted by the Board.**

B. Strand Boulevard Front Gate Asphalt Repair Bid

No hot patch repair bids have been received for this small job, but it was noted that it can be temporarily fixed by Stan Hope with a cold patch. **On a MOTION by Mr. Guthrie and a second by Mr. Young, the Board unanimously approved a \$500 cold patch repair by Stan Hope.** Once the County has done the repaving on this area, anticipated to be in April, it will be again looked at to determine what needs to be done.

C. Strand Commercial Well Drilling Update

The pumps are to be installed the following Monday, and new zones will be created and wired. Horticare and Aquamatic will do the irrigation tie in.

D. Immokalee Road Traffic

A lane shift will be occurring on the following Friday which will be temporary, and the County anticipates that the new lanes will be done by April.

E. Christmas Decorations

After discussion, the Board agreed that the palm trees at the guard gate will be decorated for Christmas of 2010.

**DIRECTORS REQUESTS**

A. Irrigation Update/Well Bids

The Board was provided with a spread sheet for well permitting and litigation costs, and continuing updating will be provided.

Contractors' bids are due by the 22<sup>nd</sup>, and the next step will be determined upon receipt of them all. Once all bids are received and everything is in place, Mr. Polizzotto will meet with the various homeowner associations to get the necessary easements and paperwork.

B. Comcast Cable Update

Comcast has agreed to the requested changes, and the new contract will be going into effect in March.

C. Tax Preparation

**On a MOTION by Mr. Young and a second by Mr. Tessmer, the Board unanimously agreed to put the tax preparation out for bid.**

D. Gate Access Software Update

A meeting is being held which will address the remaining problems associated with gate access, including the back gate. Procedures at the gate to cover all contingencies will be written up and expected to be followed. Otherwise the system is working well. Mr. Hedges is looking at writing a manual to cover how the system works, and was thanked by the Board for his work.

E. Eden Buffer Maintenance

The parcel in question is owned by Strand, Ltd., and according to the documents, this is a shared cost agreement for maintenance. Mrs. Gardiner noted that the berm section by Eden looks very bad and has not been maintained, **and on a MOTION by Dr. DeFeo and a second by Mr. Young, the berm maintenance will be continued by Gardner Case for Eden and Trophy Club on unanimous approval by the Board.** It will be determined if other neighborhoods qualify for maintenance, and if so, it will be provided for them as well.

F. Other Previous Meeting Follow-Up Items

It was noted that the Master Association will be asked to write a letter to handle a parking

issue which exists where too many cars are regularly parking at a residence. **On a MOTION by Mr. Tessmer and a second by Mrs. Gardiner, Mr. Dorrill was unanimously authorized to write a letter to the Single Family Homeowners Association, authorizing them to enforce the documents as it relates to this issue.**

A list of vendors used by other associations will be compiled and turned over to the Presidents Council.

**On a MOTION by Mrs. Gardiner and a second by Dr. Young, the Board unanimously approved reimbursement of \$80 to Mr. Polizzotto for mailing out the RFPs.**

#### **COMMITTEE REPORTS**

A. Management Committee

The Bids have been received and will be opened the following day. Notices and agendas have been sent out.

B. Landscaping Committee

This committee is in the process of being put together.

C. Finance Committee

Mr. Polizzotto, Mrs. Gardiner and Mr. Guthrie will be meeting to finalize the year end reports.

#### **MISCELLANEOUS CORRESPONDENCE/PUBLIC COMMENT**

An altercation at the back gate with a Pinnacle resident was discussed. The guards have been advised to call the sheriff in any threatening situation.  
Mr. Dorrill advised those present of a burglar posing as a security representative in another district.

#### **ADJOURNMENT**

With no further business to come before the Board, the meeting was adjourned **on a MOTION by and a second at 5:22 p.m.**