

**STRAND MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 10, 2007**

A regular meeting of the Board of Directors of the Strand Master Homeowners Association was held Wednesday, October 10 at 8:00 a.m. in the Strand Boardroom.

DIRECTORS PRESENT: Ken Hedges, President
Anthony Defeo, Vice-President
Honey Gardiner, Treasurer
Jerry Strom
James Tuohy
ALSO PRESENT: W. Neil Dorrill, Manager

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. With the addition of Item 4D, Engineer's Drainage Report, **the agenda was unanimously approved on a MOTION by Honey Gardiner and a second by Anthony Defeo.**

APPROVAL OF SEPTEMBER 12, 2007 REGULAR MEETING MINUTES

Ms. Gardiner noted on Page 2, under Item B, it was Dr. Defeo as opposed to Mr. Galish who raised the issue of Eden's lake, and on Page 3, where the last name of "Jack" was indicated as unknown, the wording was changed to "a resident." On Page 5, under Item D, John Thomas was president in 2004. On Page 6, in the second paragraph, Barclay was spelled incorrectly. **On a MOTION by Anthony Defeo and a second by Jerry Strom, the minutes as amended were unanimously approved.** It was noted that the minutes are posted on the Strand Master Association website once they have been approved.

MANAGERS REPORT

A. Update on Seal Coating and Striping

Mr. Dorrill advised the Board of the final aspects of this project, the contractor put two coats of sealant on, and the price was less than \$7,500. A \$2,200 credit was negotiated with Action Automatic Doors on the cost of relocating the laser reader to the south side of the road, which recovers the original cost of the jack and bore, electrician and a portion of the reader. A couple of delineator reflectors have been ordered to mark the new striping. Once the final payment is made, the project will be completed.

B. Bridge Widening Meeting with County

Mr. Dorrill indicated that this meeting was held the previous week for the analysis of the potential widening at Immokalee Road. Mr. Dorrill felt the meeting went well, and indicated that because the light is synchronized with the other lights throughout that interchange, one of the County people felt that traffic counts should be done from Livingston Road back to Oakes Blvd. Mr. Dorrill advised them that Strand Boulevard is a County road at that location, and those four counts should be done by the County. The consultant also met with them, and he felt that if there was a change of scope by this request by the County, then he and Mr. Dorrill felt that the District's County commissioner should be approached for assistance on this matter.

Mr. Dorrill had a separate discussion with the transportation maintenance division on the condition of Strand Boulevard, as it is delaminating as you come across the bridge. The County is aware of it and advised that it is scheduled for resurfacing in two years. Mr. Dorrill does not feel that it will last two years, and indicated that it needed to be milled down to the base layer and reconstituted. The County wants to do a patching/band aid approach to the problem. Mr. Dorrill asked the Board if they would be willing to enter into an agreement with the County, to have then sign a promissory note to have the Association advance the fund to do the work now, to be repaid in two years by the County. A loan could be gotten from Fifth Third Bank on the line of credit, at a cost of approximately \$300,000 at 6 to 6 ½ percent interest. The interest would be paid by the Strand. The crack in the headwall on the bridge could be repaired at the same time. Mr. Dorrill noted that one of the reasons for the need of this repair is the fact that next year marks the 10th anniversary of the Strand, and he suggested that the Board may want to think about ways to celebrate that milestone. It will also speak to restoring and maintaining property values in this down market.

On a MOTION by Anthony Defeo the property manager was authorized to provide written information and cost estimates for the Board, and it will be taken up at a future time, and the County will be approached if it is deemed feasible. The Motion was seconded by Jerry Strom and unanimously approved.

C. Street Light Activation/Veterans Memorial Parkway

Mr. Dorrill reported to the Board that the street light project on the Parkway has been completed. He gave the Board a history of the project and what the Master Association went through in order to get these lights turned on, from negotiations with WCI, the County and FPL, to thefts that necessitated installing locking pole boxes.

D. Engineers Drainage Report

Mr. Dorrill distributed the engineer's report to the Board, and reminded those present of the authorization given at the previous meeting for the engineer to explore the erosion problem in the rear yards and the lake. The area behind Mr. Pagonis was cleaned up, with the help of the preserve maintenance contractor. Mr. Dorrill did not feel it was

necessary to compel any resident to install a diffuser, but he agreed with the recommendation that the pipes should be extended out into the lake approximately eight feet, so as not to be as visible during low water seasons. The policy that the Board adopted was contingent upon this report, that when the upland property homeowner addresses the causes for erosion and installs the drainage pipe, the Association would fix the eroded lake maintenance easement. Any fill required on the upland lot would be the responsibility of the homeowner or neighborhood association. These findings came as a result of the steering committee's meetings with the engineer, and walking and surveying all the areas in question. After discussion, it was **unanimously agreed on a MOTION by Anthony Defeo and a second by Honey Gardner that the engineer's recommendations and the policy the Board discussed at a previous meeting be adopted as the formal policy of the Board in these situations.**

DIRECTORS' REQUESTS

A. 2008 Budget Adoption

Ms. Gardiner made copies of the budget available for the Board members, and advised them that it is basically the same as presented last month. The assessment has gone up by \$20 per household for the year which is a 2% increase. **On a MOTION by Anthony Defeo and a second by Honey Gardiner, the 2008 budget was unanimously adopted.**

B. Brandon PUD

Mr. Hedges reported to the Board on the Brandon PUD meeting he attended, and he found it valuable in that good contacts were made. The area is right across from the FPL easement at the Links, and they have set up a limit of 35 feet on the buildings, and they are applying for a mixed housing application with a density of four units per acre. The barrier along the side facing the Links that they have applied for would be minimal, with a maximum barrier alongside Veterans Parkway. Those attending will push for a maximum barrier along the Links as well. Mr. Hedges met and spoke with a member of the Planning Board, and discovered that Frank Halas has a monthly meeting for presidents of the various associations in District 2. He will be attending those meetings and voicing the issues that are important to the Strand.

C. Potential Car Dealership on Immokalee Road

Mr. Hedges mentioned that he has had repeated calls from a resident regarding the commercially zoned property on Juliette and Immokalee Road that a car dealership will be located on. After speaking with Mr. Dorrill, it was agreed that there is little that the Board can do about this. Mr. Hedges was advised by the Board not to spend too much time fielding phone calls for these types of issues.

D. Gate Security Contract

Mr. Hedges reported that the various items that were being questioned in this contract are being worked out and reported that this item is moving ahead on schedule. He, Mr. Dorrill and Mr. Gillyard are scheduled for a site visit demonstration at the Quarry and will report their findings next month.

TREASURER’S REPORT

The Board was provided copies of the report, and Ms. Gardiner advised them that the statement is for August 31. The budget to actual was compared, and all areas are within budget with the exception of the few that have been previously noted as over budget consistently, primarily due to the cost of gasoline. Presently the Association is operating \$19,000 under budget. Mr. Dorrill noted that cable television also was over budget. Mr. Hedges noted that he had received several calls on Channel 96, and he has been unable to reach Comcast. The Board discussed the fact that most of the messages are punitive that are put on Channel 96, and the person to contact is Hilda. They felt that as Comcast is paid \$300,000 by the Strand, a better contact person should be provided. Mr. Dorrill noted that the company is in disarray since the merger with Time-Warner, and he will try to make some contact with someone in the company to address this ongoing problem.

Anthony Defeo made a MOTION that the Board send out a notice to all members of the Presidents Council that all official business of the Master Board will be available on the Master Board website. The Motion was seconded by Honey Gardiner and unanimously approved.

The Board felt that this would provide much better information to residents, and Mr. Dorrill advised the Board that as part of the contract with Comcast it’s their responsibility to provide a community access channel. If it deteriorates, the Association’s attorney could become involved. This will be brought to Comcast’s attention immediately.

On a MOTION by Anthony Defeo and a second by Jerry Strom, the Financial Report was unanimously approved.

MISCELLANEOUS CORRESPONDENCE

Mr. Dorrill noted that there were two pieces of miscellaneous correspondence included in the Board’s packet, and that a Land Development Code rule in the County requires that a PUD filing be made annually as a development of the Strand. This has been filed in advance of the due date and it certifies all of the zoning and conditions of the community. There are no irregularities and everything is in order for the Strand. Mr. Dorrill asked that the Board read the attached letter as it relates to this issue.

Mr. Hedges asked what the requirements for maintenance are in the preserve area, and Mr. Dorrill indicated that Mr. Davis' crews pick up the areas along the cart paths, and over the course of the year the Master Association spends approximately \$3,500 keeping control of the exotics in this area. It requires permits and a specific scenario for any other trees to be taken down. The issue of fire prevention within the preserve was brought up and Mr. Dorrill advised the Board that the permits for a burn are not usually given for this purpose. Other than spraying and eliminating the exotics, there is nothing that can be done within a preserve.

PUBLIC COMMENT

A resident of Turnberry Woods asked if it was possible to have a different Comcast contract, and he was advised that the contract with them was binding until 2010. He was advised that a new contract would be negotiated at that time.

This resident also indicated that he was very pleased with the trimming and pruning, and the contractor was doing an excellent job. Mr. Dorrill advised him that there was no extra charge for this, and told him that he would pass that compliment on.

A resident noted that many sprinklers are going on at the wrong time, and Mr. Dorrill indicated that Scott Davis has sent him an E-mail expressing his concern over the lake levels, and asking that the single family homes be advised that they must water within the proscribed times, as only one day a week is allowed. This resident advised the Board that they had drilled a private well to avoid the problem of lack of water. Mr. Dorrill will send the Presidents Council a copy of the E-mail he received from Mr. Davis.

ADJOURNMENT

With no further business to come before the Board, and with the agreement that the next meeting would be held on November the 14th, the meeting was adjourned **on a MOTION by Anthony Defeo and a second by Honey Gardiner at 8:50 a.m.**