

**STRAND MASTER ASSOCIATION
SPECIAL BOARD OF DIRECTORS' MEETING
JANUARY 30, 2010**

A special meeting of the Board of Directors of the Strand Master Property Owners Association was held on January 30, 2010, at 3:00 p.m. at the Trophy Club clubhouse, at the Strand, Naples, Florida.

DIRECTORS PRESENT: Robert Polizzotto, President
Anthony DeFeo, Vice President
Bill Young, Secretary
Honey Gardiner, Treasurer
Rick Tessmer
Ken Hedges
Tom Guthrie

CALL TO ORDER / AGENDA

The meeting was called to order by Chairman Polizzotto. Mr. Polizzotto noted that the meeting was properly noticed, and it was noted that a quorum was present, with the members as listed above in attendance. Mr. Polizzotto also wanted it noted for the record that there were a number of neighborhood presidents and community members in attendance.

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

Mr. Polizzotto mentioned to the Board that an RFP was issued for the Strand Master Property Management services and a committee was charged with evaluating the proposals and make a recommendation to the Board. Based on the interviews and reviews, the recommendation from the Property Management committee was: first choice Guardian Property Management; second – Cambridge Property Management; and third - R&P Property Management.

Dr. DeFeo made a motion to accept the recommendation of the Property Management committee, there was a second by Mr. Hedges and the MOTION passed unanimously.

Mr. Polizzotto then explained the process for the RFP for the benefit of the community members present. Mr. Polizzotto explained that the RFP contained four (4) evaluation criteria by which the proposals were scored. The Property Management Committee was charged with reviewing the proposals, developing a total score for each candidate, and then based on the tally of each committee member's scores, selected three (3) candidates for final interviews and recommendation to the Board.

Mr. Polizzotto opened the floor to comments from the Board members. Mr. Tessmer, Mrs. Gardiner and Mr. Hedges discussed Cambridge Property Management of SWFL regarding their pricing, strong financial background and association / accounting software, professionalism of the company, extensive experience in property management and security background.

Dr. Young suggested that the Board follow the recommendation of the committee, that is, with Guardian Property Management being the first choice based on the analysis by the committee. Discussion by the Board followed that both companies, Cambridge and Guardian, were very good and Cambridge did have the largest tally of "points" by the committee members.

Mr. Tessmer then made a MOTION to accept Cambridge Property Management of SWFL as the new property management company. It was seconded by Mrs. Gardiner.

Mr. Polizzotto then opened the discussion to the community members present. Several community members spoke on the RFP process and thanked the Committee for doing a very fine and objective job with the proposal evaluations. The open discussion was then closed, and;

A vote was taken on the MOTION to accept Cambridge Property Management of SWFL as the new property management company for the Strand Master Property Homeowners Association. The MOTION passed unanimously.

Mr. Polizzotto will contact Cambridge and work through the contract negotiations for presentation to the Board.

The meeting was unanimously adjourned **on a Motion and a second at 3:40 PM.**