

**STRAND MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 10, 2010**

A regular meeting of the Board of Directors of the Strand Master Homeowners Association was held Wednesday, February 10 at 4:00 p.m. in the Strand Boardroom.

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

DIRECTORS ABSENT: Tom Guthrie
Ken Hedges

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. Items 5D and 5E as well as the approval of the January 30 minutes were added to the agenda, **which was then unanimously approved on a MOTION by Mr. Tessmer and a second by Mrs. Gardiner.**

APPROVAL OF MINUTES OF JANUARY 13 AND 30, 2010 MEETINGS

As it relates to the January 13 meeting minutes, the agenda was approved on a motion by Dr. Young on Page 1. On Page 4, the second motion in the first paragraph was seconded by Dr. Young. Also on Page 4, the words “used by other associations” should be added to the sentence beginning “A list of vendors”. On Page 2, the fourth line from the top should read, “It was anticipated that the cost share for June would be paid by the Club”. The withdrawn motion at the end of that paragraph should be deleted. **The minutes were then unanimously approved on a MOTION by Mrs. Gardiner and a second by Dr. DeFeo.**

As it relates to the June 30 special meeting minutes, **the minutes were unanimously approved on a MOTION by Mr. Tessmer and a second by Dr. DeFeo.**

TREASURER’S REPORT

A. Approval of December Financials

The preliminary balance sheet showed three reserve items totaling \$98,238 as a result of a journal entry recommended by the finance committee and those present at the budget meeting. This amount will now be equal with the cash reserve accounts.

A \$29,000 CD will be coming due very soon and after discussion, **on a MOTION by Mr. Tessmer and a second by Mrs. Gardiner, the Board unanimously agreed not to**

renew the CD, but instead will put the money in the cash reserves money market at Fifth Third Bank.

C. Review of Accounts Receivable

Mrs. Gardiner advised the Board that this item had improved greatly with the Club, and the remaining issues are simple ones that are being resolved.

B. Review of January Cash Flow Report

\$281,000 in dues and amounts due from December were reported as having been received, with a total income of approximately \$300,000 for January. \$140,000 will be put in reserves during the fiscal year.

The litigation costs for the wells and for the permitting were noted, with a total amount at that time of \$140,000 for litigation and \$120,000 for permitting. Bids on the wells are expected this week.

MANAGER'S REPORT

A. Strand Boulevard Section of Sidewalk Cleaning Bid

The contractor who was awarded this bid for \$500 has had some problems securing permission for water use from adjacent residents, and Mr. Dorrill recommended that the next lowest bidder be awarded the job if he had the equipment to do it without tapping into existing lines. **On a MOTION by Mr. Tessmer and a second by Mrs. Gardiner, the Board agreed that this should be done at a price not to exceed \$500.**

B. Strand Boulevard Front Gate Asphalt Repair Bid

This repair has been completed.

C. Strand Commercial Well Drilling Update

The work has been completed, and the manufacturer's rep will be doing the startup. An additional station controller was installed to subdivide zones on Strand Boulevard.

D. Letter from Leo Salvatori

Mr. Dorrill advised the Board that a letter was received from Mr. Salvatori asking for a meeting to establish the parameters whereby residents in the Strand can be sued for unpaid social dues. The Agency Agreement was noted as to what it states the rights and responsibilities are of the Club and the Master Association in this regard. The Board discussed the issue, and Mr. Polizzotto will contact Mr. Salvatori in an effort to get more information and set up procedures.

E. Security

The ongoing problem with tailgaters coming through the gate was addressed, and options are being looked at to address the issue. Other security breaches were discussed which were ultimately handled to the Board's satisfaction. It was reiterated that should a resident have a suspicion about a vehicle or person, the police should be called.

DIRECTORS REQUESTS

A. Irrigation Update

The well bids are expected to be received by Friday of this week. FPL will be contacted once the bids are received to determine what extra costs will be charged for new transformers. The easements are being obtained.

B. Comcast Cable Contract Update

The contract has been signed and will go into effect on March 1. It is anticipated that boxes will be handed out before the end of February.

C. 2009 Tax Preparation

Mr. Polizzotto will check on the date when the tax preparation needs to be done.

D. Previous Meeting Follow-up Items

Mr. Dorrill indicated that the best time to address the transition period when a bank resolution is needed would be at the annual meeting when the new officers are seated.

COMMITTEE REPORTS

A. Management Committee

A final meeting was held on January 30 and Cambridge Property Management of Southwest Florida was recommended to be the new property manager. The attorney is working on the contract terms and conditions.

B. Landscaping Committee

Greg Johnson of Horticare is putting recommendations together for the Board, which should be ready by the following week.

C. Security Procedure Committee

This item was discussed previously.

MISCELLANEOUS CORRESPONDENCE/PUBLIC COMMENT

Some incidents of wrong way drivers on the inbound lane of Strand Boulevard have occurred, and the County will be called to put in a sign indicating the directions. Projects taking place within different neighborhoods were noted.

ADJOURNMENT

With no further business to come before the Board, the meeting was adjourned **on a MOTION by and a second at 5:14 p.m.**