

**STRAND MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 12, 2007**

A regular meeting of the Board of Directors of the Strand Master Homeowners Association was held Wednesday, September 12 at 8:00 a.m. in the Strand Boardroom.

**DIRECTORS PRESENT:** Ken Hedges, President  
Anthony Defeo, Vice-President  
Honey Gardiner, Treasurer  
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, Emergency Plan, and 4E, Monthly Preserve Maintenance, **the agenda was unanimously approved on a MOTION by Honey Gardiner and a second by Anthony Defeo.**

**APPROVAL OF AUGUST 8, 2007 REGULAR MEETING MINUTES**

On Page 2, the second to last sentence should read "The software that was originally purchased". Additionally on Page 2, the last line should read "Bar Codes could not be deactivated". On Page 4, the first word of the 8<sup>th</sup> line from the bottom should be Community rather than District, and on Page 4, the first line should include the words, "of the Community" after member, and it should be noted that it was Mr. George Paul from Cypress Cove who spoke.

**On a MOTION by Honey Gardiner and a second by Anthony Defeo, the minutes were unanimously approved as amended.**

**MANAGERS REPORT**

A. Update on Seal Coating/Striping

Mr. Dorrill updated the Board on the activity done at the gate as it relates to coating and restriping of the resident lane. The first proposal has been received for this work, and the second was anticipated to arrive that day. The first came in higher than anticipated, using thermoplastic paint, which contains small beads of glass, causing it to reflect light, even in the rain. This type of treatment is substantially more than the regular latex paint, by over \$6,000. Mr. Dorrill suggested that the Board make the decision as to which type of paint to use, and then wait for the second bid so the numbers can be compared. If there is a big discrepancy, he felt this item should be rebid.

As it relates to the sealing, as this is a new item, it can be charged against the Reserve

account and the decision has been made to leave the laser reader where it is and simply do the restriping. Action Automatic Door has been asked to give a credit memo for all installation costs of the barcode reader as it would not reach across the lane, and to pay the cost of the jack and bore that the Association incurred to make it work. As this work was previously authorized by the Board, Mr. Dorrill asked only for their preference as it relates to the type of striping they would prefer, and after some discussion, it was agreed that the latex paint will be used, and when the second bid comes in, the low bidder will be selected to do the job. Mr. Dorrill will advise the Board on the final credit due from Action Automatic Door at the October meeting.

**On a MOTION by Anthony Defeo and a second by Honey Gardiner, Mr. Dorrill was authorized to spend the sum of no more than \$7,331.00 to have the area sealed and repainted. The Motion was unanimously approved.**

#### B. Review of Legal Requirements for Lake Banks

Following an inquiry from Mr. Pagonis on this issue the previous month, the Board directed Mr. Dorrill to contact the Association's attorney, and provide her with the covenants and shared cost agreements as it relates to water management. Her recommendation in having made the review is that it would be an eligible expense for the Master Association to incur for lake bank grading only and to share the expenses with both the club and the commercial association per the cost sharing agreement. Mr. Dorrill provided aerials for the Board to show the homes of Mr. Pagonis and Mr. Buffoni. Mr. Dorrill pointed out that the large boulders that were left along Mr. Buffoni's lake after construction may cause an impediment to large equipment getting into the yard to work on the lake banks, and wanted residents to know that it is not the Association's intention to remove large boulders and haul them away.

Mr. Dorrill recommended that the causes for the drainage erosion needed to be looked at as contributing to the overall problem, not only in the lake beds. He asked the Board to decide what responsibility the homeowner or neighborhood has to cure some of these drainage issues, and the importance of having well place downspouts on their homes. Dr. DeFeo asked about the shared cost management agreement as it relates to Section 4, where the parties agreed to share costs, and felt that Eden did not fall under the inclusion language, but after discussion it was agreed that their lake is interrelated with all the other lakes in the Strand, and the master drainage plan was amended when Eden was developed. Mr. Dorrill added that there is an isolated lake at Cypress Cove, and that lake is maintained by that neighborhood.

Mr. Galish noted that there are some homes in his neighborhood that do not have downspouts and gutters, or their downspouts do not extend out far enough, and banks have been eroded because of this. The Board discussed the necessity of having a general plan to be fair and equitable throughout the community as it relates to this problem, but there is not one common issue in the documents that addresses this problem. Mr. Dorrill indicated that there are one or two isolated spots where the problem is not the

fault of the homeowner, but is simply a matter of the way certain roads drain off onto adjacent properties. As this is a new issue, and the Board has never spent money on this type of thing before, a cure will have to be determined at the source of the problem, so money will not have to be spent that is not part of the solution.

After further discussion, it was agreed that the developer bears a major fault in this issue, and additionally, the lakes are made up differently throughout the Strand, which causes them to react differently during periods of heavy rain.

Mr. Dorrill indicated that the Board will need to decide if regrading and filling for lakefront parcels is going to be something they will undertake, and what will be charged to the homeowner or the neighborhood association. The Board discussed the fact that there would need to be some policy decision as to what the Association will be responsible for and what the homeowner will have to maintain. As it relates to the problem at Eden, the Board agreed that the problems at the lake banks cannot be fixed until the drainage from the roofs is addressed.

Dr. Defeo summarized the issue for the Board, indicating that it was a two part problem, from the houses to the lakebed, and from the lakebed on down. Further, the costs should be shared in a way yet to be determined, so a committee should be formed to address the problem and enlist the services of a civil engineer. Mr. Dorrill indicated that Hole Montes, as the engineer of record for the community, could be approached as to the cures or options for the problem, at which point the Master Association could address the lake bank problems. This problem will be addressed as soon as possible.

**A two part MOTION was then made by Anthony Defeo, that a subcommittee be formed with representatives from the Master Association, the Single Family Homeowner's Association, Eden, and any other neighborhood association as needed, including a representative of Hole Montes to review the erosion issues on an individual basis and report back to the Board in a timely fashion. Secondly, the lake bank problem will be addressed by the Master Association once effective measures are taken by the individual homeowners or neighborhoods to correct the drainage issues causing the erosion. The Motion was seconded by James Tuohy.**

A resident asked about the issue of insurance policies, and whether there was a possibility that this problem could be filed with individual and/or neighborhood insurance. Dr. Defeo did not feel this was a Board issue, and any claims could be filed at the discretion of an individual or neighborhood association.

**The MOTION was then unanimously approved.**

Mr. Hedges will ask for volunteers and appoint a committee to address the problem.

(Item 5A, the 2008 Budget Presentation, was taken out of order to accommodate a Board member who had to leave early.)

#### 5A 2008 Budget Presentation

Ms. Gardiner prepared a draft budget for the Board to review, and explained that it contemplates raising the funds on those items where the budget was consistently

overspent in 2007, mainly some of the right-of way and primary road maintenance issues. Additionally, it includes a \$10,000 item for landscape replacement along Strand Boulevard. Mr. Dorrill added that the security contract, line item 720, is being lowered as they have a weekly billing and the 12 month projection is \$189,000, and he feels confident that \$200,000 as opposed to \$220,000 is adequate for 2008. This does not include any increase that the Board may be asked to give David Gilliard for his supervisory responsibilities.

Mr. Hedges asked if additional hours would be expended by Wackenhut during an emergency such as a hurricane, and Mr. Dorrill advised him that once winds reach tropical storm force, all their people are pulled out of the communities, and therefore there are no funds reserved for that.

The budget also includes \$15,360 for the gate access software agreement. The insurance line item includes the costs for insuring the guard gate structure, and that can be reduced if the building is taken off of the property insurance, leaving liability as a separate policy, if the Board would prefer to leave it on the Club's property insurance. Mr. Dorrill indicated that as part of the maintenance and operational responsibility, it historically has been on the Association's policy. Mr. Dorrill felt he would have to ask the agent if property that is not owned can be insured. After discussion, the Board agreed that Mr. Dorrill should look into this line item to determine if this can be removed.

The Reserve total is \$146,000 presently, and approximately \$30,000 will be spent on the gate access system. That leaves Reserves at \$100,000 with the restriping and resealing, and it will be increased by \$27,000. The total budget for 2008 is **\*(Check)**

\$1,007,719.00 with an increase of \$5.00 per quarter per unit for quarterly maintenance.

The remaining 50 or so Washingtonian Palms have begun to be a problem, and before the pruning of them begins, the Board was asked if they would like to have them replaced.

That is not a budgeted item, and the Board wondered if the price of replacement would be cost shared. Mr. Dorrill will investigate this further.

**On a MOTION by Anthony Defeo and a second by Honey Gardiner, the 2008 Budget was unanimously accepted, with the anticipation that it will be adopted the following month.**

The necessary notice of the October meeting/budget workshop will be sent to the Neighborhood Reps in addition to the Board according to Mr. Dorrill.

#### **MANAGERS REPORT CONTINUED**

##### C, Review of Traffic Analysis Agreement, David Plummer & Associates

Mr. Dorrill provided copies of the proposed agreement and methodology to do the traffic analysis for the signal alterations or the potential widening of the Strand Boulevard bridge by Plummer & Associates.

The County was quick to indicate that there is no budgeted money for this type of analysis, but did recommend that this firm be used to do the analysis.

The basic analysis to meet the county criteria is \$7,000. The physical counting of cars is an amount not to exceed \$450, and any extraordinary cost allowance for meetings will be billed separately.

As this amount exceeds the amount authorized by the Board, Mr. Dorrill brought this item back for consideration. Mr. Dorrill re-met with the County Transportation Department representative, and they indicated that they are comfortable with the methodology that is being proposed. He added that any physical alteration to the sequence of the light or alteration of the through lane will meet with some opposition from Staff, however, due to funding issues, although the configuration of this area was not done properly by the County initially.

**On a MOTION by Honey Gardiner and a second by James Tuohy, the traffic analysis agreement was unanimously approved, for an amount not to exceed \$8,000.**

In response to a question from a member of the public, Mr. Dorrill indicated that this is an eligible project for participation from the Commercial Association, and he has already discussed it with their Board. The breakdown is 45/45/10, with the Commercial Association paying 45 percent.

#### D. Emergency Plan

In response to a question last month regarding a disaster plan, Mr. Dorrill indicated that it was originally done in 1998, and the Collier County contact and emergency numbers as well as Strand contacts are updated every year. Mr. Dorrill provided copies to all the Board members, and noted that it was updated when John Thomas was President in 2004. Mr. Dorrill suggested that Mr. Hedges advise the members of the Presidents Council that it needed to be updated at their next scheduled meeting, which will possibly tie in with the updating of the database for the new access system. Mr. Hedges added that he would also like to add a contact for home watchers for individual homeowners who are absent during periods of time during the year. November 15 is the target date for installation of the new database to begin.

Mr. Dorrill will contact the gentleman from Cypress Cove to answer his concerns from the previous month, and Mr. Hedges will make sure the neighborhood contact list is updated through the Presidents Council.

#### E. Preserve

E-mail concerns have come in from a Mr. Polizzotto regarding fire concerns in the preserve behind this gentleman's house. Preserve spraying requires a license, and Mr. Dorrill has met with Scott from Davis Environmental Solutions who has that contract on these areas. There is very little clearing done on a preserve, as the code is restrictive on what can be removed. They will develop a map for the areas that will need to be sprayed in the fourth quarter of the year as was done earlier in the spring.

Mr. Dorrill provided a schematic which indicated what areas had been sprayed since Easter. Mr. Polizzotto's area was sprayed in June, and Mr. Merrill's area was sprayed in August. In response to a comment from Mr. Hedges, Mr. Dorrill agreed that fire prevention is not the responsibility of the Master Association, nor can anything be removed from a preserve area, with the exception of a tree that has been knocked down during a storm which is causing a hazardous condition, and even in that case, a permit must be obtained from the county on an individual basis to remove that tree.

Mr. Dorrill reported that following an inspection with several board members that Mr. Polizzotto has planted a series of exotic trees in the preserve behind his house, and as they are illegal, a conversation should be had with him advising him that this is a violation, and the Association could be cited for them. Mr. Dorrill will speak to him at an appropriate time. There may be other violations of the conservation easements at different home sites in the area relating to mulch and other items, and Mr. Dorrill will determine from the County what the regulations are in that regard. He will keep the Board advised.

In response to a question from Mr. Fisher, Mr. Dorrill indicated that the Barclay Preserve is not an official, environmental preserve, but was created to establish a buffer. If a tree needs to be staked in this area, no permit is needed.

In response to a question regarding the street lights on Veterans Parkway, this continues to be an issue with the County, and the Master Homeowners Association has assumed responsibility for this account. There is repair work needed with underground electrical, and WCI's contractor must come back and address this problem before the lights can be turned back on. The monthly costs are approximately \$100. In response to the Board's request, Mr. Dorrill will make inquiry of the electrical contractor to find out what the problem with the electricity is or verify that the lights will be turned on this month. Additionally, Mr. Dorrill spoke to a representative at the County regarding one of their roads coming into the Strand, which needs resurfacing up to the guard gate. This should have been done during the last fiscal year, and it needs to be milled down and re-asphalted.

#### **DIRECTORS REQUESTS**

(Item A was previously addressed.)

#### **B. Cap Sure Access Control Update**

Mr. Hedges reported to the Board that he had remet with Cap Sure at the direction of the Board, and a few things have been refined. It was found that there are two different types of cameras in place at this point, and the front cameras were found to be in excellent shape with no need for replacement. A different type of DVR is necessary to use both types of cameras, and the Board has their choice of 8 or 16 channel. It was

decided to go with the 8 channel with a larger memory. There will be an additional charge for this.

One of the bids included trenching across Strand Boulevard, but the conduit that is in place is sufficient to handle everything. The year one cost is now \$29,000 for a net savings of about \$2,000 from the original estimated cost. The contracts have been submitted to Counsel who has made some recommendations. Mr. Hedges will make the suggested changes and submit them to Gate Sure.

Basically there will be three different contracts, one with Gate Sure, one with access security, and the third with the close circuit TV people. A project manager's agreement will then be entered into with Cap Sure to manage the equipment that is not owned by the Association. As soon as an agreement is reached, the data base will be addressed.

The Board had a brief discussion at this point about access for nonresidents, and Board policy was repeated that they are permitted access with a payment of \$275, like everyone else does to use the north gate. Instructions will be provided to the residents as to their file and the ways they can update and change it.

In a discussion regarding homeowners who rent their units for short periods of time, Mr. Hedges reminded the Board that its policy is that bar codes are only issued for rentals of one month or more. Further than that, there is no way to restrict access to anyone having an agreement with an owner to rent, and if this becomes an issue within a neighborhood, Mr. Degangi noted that his neighborhood is having a delinquency problem with a builder and asked if the construction deposit is still in effect. Mr. Dorrill will verify this and will let Mr. Degangi know before any money is refunded.

#### **TREASURER'S REPORT**

Ms. Gardiner provided copies to all Board members of the balance sheet and financial statements as of July 31. At this time the account sits at \$15,422 under budget. Those accounts that have been exceeding budget were the same ones as were previously noted. Reserves stand at \$166,000, and the Club at the Strand continues to pay current. Proceedings have begun against Mango Cay which is \$2,151 as of July 31, which does not include the \$825 assessment for the north gate. That will be verified. There is a home that is going to foreclosure in that neighborhood, in the 29 lot association. Mr. Dorrill will check with counsel regarding the agreements between the two associations within the Mango Cay community and whether they can be forced to combine. The Strand knocked out some street light bills on Ashford Lane.

**MISCELLANEOUS CORRESPONDENCE**

Mr. Dorrill noted the items that were included under this tab for the Board's information, and added that he had received a letter indicating that a public information meeting for the planned new community called the Brandon PUD is being held at 6:00 p.m. at the North Naples Middle School on the following Monday. A rezone for 204 residential units is being requested. A rezone application and site plan copy will be obtained for the Board. There will be an exit onto Veteran's Parkway from this planned community. It was discussed that perhaps they would be willing to cost share in the lighting on Veterans Parkway as this will be an exit for them as well.

**ADJOURNMENT**

With no further business to come before the Board, and with the agreement that the next meeting would be held on October the 10th, the meeting was adjourned **on a MOTION by Honey Gardiner and a second by James Tuohy at 10:10 a.m.**