

TREASURER'S REPORT – Bob Polizzotto

Mr. Polizzotto reported that the August financials were in order. The arrears are being addressed by management. Mango Cay I indicated they could not pay for the foreclosed home until it sells. Bob has the association's attorney looking into this matter.

A Motion was made to keep the Club arrears as a constant agenda item until rectified.

MOTION Dr. DeFeo

SECOND: Bill Young

Motion carried unanimously.

Bob Polizzotto presented the August cash flow chart. He reported that the Club and Commercial were invoiced for their share of the flag pole lighting project.

Bob also stated that according to our cash flow projections, we will have paid back the reserves and still have a surplus of about \$44,000.

The Grande Reserve's assessment will be deferred until the final reimbursement figures are calculated from the well project savings.

MANAGER'S REPORT:

Jim Farese recommended we power wash the guard house and have the interior cleaned.

A Motion was made to proceed with the guard house cleaning for \$400.

MOTION: Rick Tessmer

SECOND: Bill Young

Motion carried unanimously.

Landscape Contract – Bob Polizzotto stated he checked with the references on Landscape Florida and they were all very good. Dr. DeFeo also stated he checked Landscape Florida's references and also received a very good response. Dr. DeFeo cautioned that he could not get a reasonable answer to why Landscape Florida's bid was so much lower than other bidders for the same specifications.

A Motion was made to hire Landscape Florida effective October 1.

MOTION: Paul Rapp

SECOND: Bob Polizzotto

A Motion was made to amend the motion on the floor to suspend the effective date until the landscape committee could have a face to face interview with Landscape Florida.

MOTION: Dr. DeFeo No Second, Motion died.

Jim Farese called for a roll call vote on the Motion to hire Landscape Florida:

Bob Polizzotto – yes
Paul Rapp – yes
Lisle Anderson – yes
Rick Tessmer – yes
Bruce MacKinnon – yes
Dr. DeFeo – no
Bill Young – no

Motion carried 5-2

Bob will add maintenance for visibility to the contract and prepare it for signing.

A Motion was made to create a new line item for Landscape extra charges.

MOTION: Dr. DeFeo

SECOND: Bruce MacKinnon

Motion carried unanimously.

LAKE WEED REMOVAL- Aquatic Systems agreed to do remove all bull rush weeds from all lakes for the previous price of \$8,300.

BERM MAINTENANCE- bids were presented for the various berms.

A Motion was made to approve the \$700 bid from Earthworks for the Eden berm.

MOTION: Rick Tessmer

SECOND: Bill Young

Motion carried unanimously

A Motion was made to approve the \$600 bid for the Trophy Club hedge from Earthworks.

MOTION: Rick Tessmer

SECOND: Bill Young

Motion carried unanimously.

We had a bid for the I-75 berm of \$8,500 from Earthworks. Jim Farese said he walked the berm with Scott from Earthworks and other than the vines on the golf course walls and pepper trees, can't see why there is a problem since it can't really be seen from anywhere. It has been maintained from time to time over the years but is really overgrown now.

We will get other bids for just the vines and trees.

STREET SIGNS – Jim presented some decorative signs as possible replacement to the current street signs. The Board did not feel we needed these at this time.

Rick asked if we could put a Welcome Back message on our notice board and move the third sign from the first sign post and relocate.

ENTRANCE PLANTER – Jim presented some options to direct traffic at the resident lane instead of the planter. The Board really did not feel the options were any better than the planter and it will stay for now. We will see if we can re-paint the lines in this area.

DIRECTOR'S REQUESTS:

Irrigation/Well project – Bob updated the members on the completion of this project. Entrix has begun the water usage monitoring and reporting. Bob will also monitor the readings to insure we do not go over the allowed usage.

Bob addressed the problem of rust from the commercial irrigation system. The options are to have a deeper well or install an iron inhibitor in the system. Commercial will evaluate their options. Then the sidewalks, curbs and other structures that have been stained would need to be cleaned by Commercial.

Budget Discussion – Bob Polizzotto presented the budget draft. This will be discussed at the workshop meeting October 21 in the Charleston Room.

Bob asked management to clarify if Wachenhut will hold their price and if management will hold their price for 2011. Jim Farese said he would hold the price but may have to start charging for document storage. Jim will check on how many boxes are being stored for the Strand.

A motion was made to accept the budget draft as presented.

MOTION: Rick Tessmer

SECOND: Bill Young

Motion carried unanimously.

County Exotic tree removal –The County will be removing the pepper trees in October. We will try to get some rough estimates of bush or tree replacements for the affected area.

Roof Cleaning – the letter asking Feather Sound to clean their roofs was approved for mailing. The Commercial Roofs also needed to be cleaned but we will hold off sending a notice at this time.

Veterans Parkway Lights – it was brought to management's attention that the pole lights were not on by Veterans Parkway and the lights outside the Guardhouse were on all day. Management will address these issues.

Commercial Irrigation Expense Sharing -

Bob explained that we will have to pay our share of the irrigation electric for the commercial well irrigating the Strand Boulevard. There are also installation expenses that need to be shared. These invoices are under review.

ACCESS CONTROL COMMITTEE REPORT – Paul Rapp reported that the guard’s voice mail system is working very well. We are implementing neighborhood by neighborhood. The Committee will contact each Board President to inform their members. Paul also said you can link your cell phone in the website to just use a password. The phone number to use for the guards messaging is 206-8809.

PUBLIC COMMENT: It was reported that the back gate timing is not always accurate. Sometimes the gate is not open at 7 or closed before 11 pm. Management will check into this. There being no further business;

A Motion was made to adjourn the meeting.

MOTION Rick Tessmer

SECOND: Paul Rapp

Meeting adjourned, 5:00 pm.

Respectfully submitted,

Jim Farese, CAM, Assistant Secretary