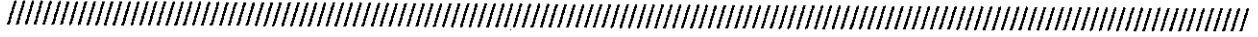


**MEETING MINUTES
STRAND MASTER ASSOCIATION BOARD OF DIRECTORS MEETING
October 13, 2010**



A regular meeting of the Board of Directors of the Strand Master Homeowners Association was held Wednesday, September 22 at 3:00 p.m. in the Strand Boardroom.

DIRECTORS PRESENT: Bob Polizzotto, President
Lisle Anderson –Vice President via teleconference
Bill Young, Secretary
Rick Tessmer
Anthony DeFeo
Bruce MacKinnon –
Paul Rapp – Treasurer via teleconference

DIRECTORS ABSENT:

ALSO PRESENT: Jim Farese, Cambridge Management

ROLL CALL/APPROVAL OF AGENDA

Bob Polizzotto called the meeting to order at 3:00 pm.

Mr. Farese confirmed that the meeting was properly noticed in accordance with Florida statutes as well as posted on the web site, and it was noted that a quorum was present, with the members as listed above in attendance in person or by phone. A copy of the notice is on file in the Association offices at 2335 Tamiami Trail, Suite 402, Naples Florida.

Bob introduced Eric Evans, Craig Huthcinson and Kevin Batdorf from Landscape Florida and they gave a brief summary of their company and services as the new landscapers for the Stand Master.

APPROVAL OF AGENDA:

A Motion was made to approve the Agenda as provided.

MOTION: Rick Tessmer SECOND: Bill Young

Motion carried unanimously.

APPROVAL OF MINUTES OF THE SEPTEMBER 22 BOARD OF DIRECTORS MEETING.

A Motion was made to approve the September 22 Minutes.

MOTION: Bob Polizzotto SECOND: Bruce MacKinnon

Motion carried unanimously.

Dr. DeFeo asked if the cleaning of the guard house was a shared cost. Bob responded that the guard house is owned by the club, but we maintain it.

TREASURER'S REPORT – Bob Polizzotto

Mr. Polizzotto reported that Paul, Dick Dwyer and he reviewed the September financials and they were in order. Bob detailed the cash flow report and are tracking very well. He will have a clearer picture of the exact cash surplus by the budget meeting.

It is estimated that after the completion of the well project and paying back the reserves in full there will be about \$35,000 excess.

Mango Cay II has now paid in full.

Mango Cay I has been turned over for legal collection. Options would be to issue a special assessment to the 2 paying homes for the delinquency or lien the homes. Bob submitted a proposed assessment collection process for Board adoption. Ken Hedges stated he thought there was one but he will try to find it. We will hold this for full board vote.

The Commercial has agreed to pay their balance of \$3K now that we have paid our cost share for the new Commercial Irrigation well.

The Club still owes about \$30K. Some of the balance has been since 2007 with about \$25K used towards offsetting three unpaid invoices (for preserve 6 lake bank repairs in 2009). Per our cost share agreement, we would owe 45% of the lake bank repair which is \$13,000. Therefore balance due from the Club would be about \$17K. Bob will draft a letter for Board review before discussing with the Club.

Bob pointed out that the shared commercial well was \$26,000 and we pay 45% of half, plus electric or about \$6K.

Bob stated he updated the cash flow report with the new prices for landscape, and electric and monitoring for the wells. He also added in the berm maintenance for I 75.

A Motion was made to approve the Financial Report.

MOTION: Rick Tessmer

SECOND: Bill Young

Motion carried unanimously.

MANAGER'S REPORT:

Jim Farese reported that the Trophy Club and Eden berms were pruned and cleaned as approved. The lights were repaired at the back gate and a new photo cell installed for the guard house lights.

The guard house was power washed and cleaned as approved.

Jim announced that the message board has now been completed and functional. There was a suggestion to move it closer to the gate arm. Management will look into this as a possibility.

Feather Sound reported that they are getting bids for their roof cleaning.

Landscape Issues – Landscape Florida is creating a detailed plan for immediate needs and long range plans. We still have about \$5K that was allocated this year for bush replacement. It was not done and Landscape Florida will give us a proposal to replace the dead plants and fill in the empty beds.

Lake Weed Removal –The bull rush removal is to start this week. First they will spray the weeds to kill them, and then after they die they will remove them from all lakes for the original \$8,300.

I 75 Berm – We have two bids so far and will get one more bid for the pepper tree removal and vine removal.

DIECTORS REQUEST:

2011 Budget Discussion – Bob reviewed the budget draft with the board. There was some discussion as to the adequacy of the reserves and road reserve specifically. Bob will ask Hole Montes for a Reserve Study quote.

North Property Exotic removal –the work that has been done was by Tuscany as part of their PUD approval. They have cleared a road bed and exotics from the County right of way. No work has been done by the county on their property (north property line) so far but we expect it to be started shortly.

Curb Power washing – The Board discussed power washing of the Strand Blvd. curbs and sidewalks. Bids will be solicited for the next meeting.

Shared Commercial Irrigation –Bob reported that Jim Farese, Neil Dorrill, Kevin Batdorf from Landscape Florida, and Bob Polizzotto met to discuss issues with the shared irrigation system. The rust is being corrected by the Commercial and they will clean it. They are installing a chemical feed to correct the iron problem. We will not be responsible for the rust removal since the well was installed without the proper treatment system. The pump keeps going off due to too many timers in the commercial area being set to the same times. There was also two valve boxes that were disconnected and could not be found. That problem is being traced by Landscape Florida.

As to the shared billing, Commercial will bill us 45% of costs and it will be up to them to collect from the Club.

Commercial did not think they should pay for the flag pole light since it was a capital improvement. If so, they would bill us for their street signs that were installed for the roadway.

A Motion was made to pay the shared cost of the shared well. As an off set to sharing the cost of the flag pole light installation, Commercial will clean all the rust off of the sidewalks, curbs and structures.

MOTION: Rick Tessmer

SECOND: Bill Young

Motion carried.

ACCESS CONTROL COMMITTEE REPORT – Ken Hedges reported that they are instituting the new voice mail system one neighborhood at a time. It is working very well. Two neighborhoods are on line and the rest will be added in a week or so.

The Capsure contract is up in March. Alternatives will be reviewed before any renewal or buy out.

TAG CAMERA –The Board requested we get bids for a license plate camera at the back gate. The current camera does not show the tags clear enough at night.

PUBLIC COMMENT: There was a complaint regarding Comcast problems at Turnbury. Bob said he would contact the company to help resolve the issue.

There was a question as to the bridge maintenance. Bob explained we are responsible to maintain it. There is a sunken area now that needs attention. The Board agreed not to proceed with this repair at this time until all the other issues have been resolved.

There being no further business;

A Motion was made to adjourn the meeting.

MOTION Rick Tessmer

SECOND: Bill Young

Meeting adjourned, 5:00 pm.

Respectfully submitted,

Jim Farese, CAM, Assistant Secretary