



## **TREASURER'S REPORT – Bob Polizzotto**

Mr. Polizzotto reported that Paul Rapp, Dick Dwyer and he reviewed the October financials and they were in order. The Board discussed getting some interest on the large balances in the operating accounts. We will look into a 5/3<sup>rd</sup> Bank sweep account and also putting some operating funds into a money Market account.

Bob reported that our current equity is \$330,000. Rick asked why the \$100 Comcast bills for the gate communication is not in the Security Account line item. Bob said it has always just been kept in the Comcast line item and if everyone is ok will leave it like that.

**A Motion was made to open a new account for Operating Reserve and move the excess operating funds into an interest bearing account.**

**MOTION: Bob Polizzotto**

**SECOND: Paul Rapp**

**Motion carried unanimously.**

Bob handed out the cash flow sheets. Bob reported that Grande Reserve paid their assessment and the \$37,500 was refunded to the associations from the project assessment. We also have received \$21,000 in Capital Contributions from sales of homes.

Bob explained that there were two payments for landscape maintenance due to no payment being made in Oct.

The \$37,250 reflected the return of assessment money.

Bob explained that the \$13,150 was for the landscape plantings. There is still an area behind the guardhouse that needs to be planted but will stay within the original approved amount of \$13,850.

There was the \$8,500 for the I-75 berm maintenance.

Bob still expects the surplus to be around \$53,000 and felt we had an excellent financial year.

The original estimate was \$35,000.

Reserve \$235,000, Capital Account \$21,000

Bob discussed the meeting with the Club and the agreement reached to settle the outstanding amounts due from the Club for the repair of the Preserve #6 golf hole lake bank and some other past due items. There was about \$25K due from the Club for invoices not paid in 2009. The lake bank repair (2009) was about \$29K (paid by the Club) of which \$5.8K was for the repair of the golf cart path. This left about \$23K for lake bank repair. We agreed that the Club would share 45% for repair of the lake bank while the Master would share 45% and Commercial 10%, per the lake maintenance agreement. The net result was that after the Master and Commercial paid their share, the balance due from the Club was about \$13,500. The Club agreed to pay this amount along with additional amounts regarding other lake bank repairs in 2007 and 2008. With this agreement, all past due amounts have been cleared and the Club account is current and paid in full. The Board had received and agreed to the agreement terms in advance and decided to memorialize the agreement.

**A Motion was made to accept the terms and agreement with the Club on the outstanding amounts due.**

**MOTION: Bob Polizzotto**

**SECOND: Rick Tessmer**

**Motion carried unanimously.**

Mango Cay arrears –there is still one house not paying. There is about \$1,994 due. Our attorney is working on a collection policy whereby we can do a special assessment to all three homes to collect the delinquent amount. Dr. DeFeo thought that was excessive and would set a precedent. We will see if we can lien the one house.

**A Motion was made to look into the possibility of just liening the delinquent home.**

**MOTION: Dr. DeFeo**

**SECOND: Bruce MacKinnon**

**Motion carried unanimously**

**A Motion was made to look into liening the whole association if it will not set a precedent.**

**MOTION: Bob Polizzotto**

**SECOND: Lisle Anderson**

**Motion carried unanimously**

Bob will speak with the attorney.

**A Motion was made to approve the Treasurer's Report**

**MOTION: Bob Polizzotto**

**SECOND: Rock Tessmer**

**Motion carried unanimously.**

**Manager's Report:** Jim Farese reported the back gate was broken by a truck but has been repaired and they have reimbursed any expenses.

The front entrance planter was removed and we are having seal coating and reflectors installed. Jim reported additional problems with the commercial area irrigation pump. Landscape Florida has been working with Commercial Management to rectify.

There were some complaints that the back exit gate was not working regularly.

Landscape Florida completed their assessment needs analysis and their report was presented at the meeting. There was a complete evaluation of every island, plant and tree.

The landscape committee will be consulted regarding the report.

Dr. DeFeo recommended expanding the landscape committee. He feels we need to open it up to more volunteers. Bob said we currently have three members. The committee will meet in January.

We are also getting a proposal for re-sodding the islands at the commercial end since it has turned into either weeds or dead grass and we cannot revitalize it at this point.

Back Gate Cameras –the tag camera was replaced but now the gate camera is not working. Both cameras were damaged in some lighting electrical surge. Bids were presented for the camera

replacement. There was an option to have the camera zoom and scan or stationary. Jim spoke to David at the Guard House and he says they really don't use the zoom/scan feature so the stationary camera would be fine.

**A Motion was made to accept Cypress Access' bid for \$2,300 to replace the back gate camera.**

**MOTION: Rick Tessmer**

**SECOND: Paul Rapp**

**Motion carried.**

**A Motion was made to approve the renewal of the I-Contact (e-mailing program contract) for \$250.**

**MOTION: Rick Tessmer**

**SECOND: Lisle Anderson**

**Motion carried unanimously.**

Rick updated the Board that the instructions for the voice mail are on channel 95 and will put it on the website. It will also be in the Member phone book.

Rick also reported that we currently have 850 owners on the e-mail list and owners will be instructed that if they do not get e-mails to speak with David.

**A Motion was made to approve Christmas bonuses for the guards, David would get \$300 and the other regular guards would get \$200.**

**MOTION: Dr. DeFeo**

**SECOND: Paul Rapp**

**Motion carried unanimously.**

**I-75 Berm-** Earthworks is almost complete with the exotic removal and removal of vines on the fence and trees along the club fence and buffer.

**Street Power washing** –scheduled to start Wed.

**DIRECTOR'S REQUEST:** Bob handed out the water use readings. Most associations are at or above their allotment for this period. Those times will have to be cut back for irrigation. Bob stated that he has been getting questions on street paving assessments.

In regards to the road resurfacing responsibilities, Bob felt we needed to review this to clarify what associations are responsible for the street resurfacing. Some of the Board members felt that this wasn't needed at this time since it was re-stated in previous meeting minutes. There was no further discussion on the matter.

**New Front Sign** –upon owner's requests, we are getting a design for a Strand sign at the guard house.

**Bridge Paver repair** – Bob will speak to Bruce from the Club regarding the repair of the pot hole on the bridge.

North Property Project –Lisle updated the Board on the progress on the County in removing the pepper trees and Tuscany completion of the service access road and landscaping as part of the PUD. Tuscany is getting a price to remove the construction trailer and cement shed but they do not have much money to do any more landscaping in the area. Lisle felt the management for Tuscany was being reasonable and will work with us.

The County is also requiring a top coat on the road for final completion.

South side of roadway – Lisle met with the County and they are not willing to spend any money to correct the opening produced from the removal of the pepper trees.

Strand residents have been asking for a fence along the Veterans Parkway and we are in the process of specifications and bidding the job.

We are also exploring options for planting hedges along the berm and fence in the area where the pepper trees were removed.

Lisle sent a letter to the County clarifying our understanding with this project. The County is still asking us to buy the land for \$167,000.

ACCESS CONTROL – Paul reported that we are still not getting total cooperation on the use of the new voice system despite communicating with the Presidents and various notifications. Ken Hedges updated the problems with the software and Capsure Data system. The Board and Security Committee have been interviewing other companies for the supply of new software and total responsibility for the entire system including the gate arms, cameras, etc. Ken also updated the progress on the voice messaging and is happy with the results at this time.

**PUBLIC COMMENT:**

Q. The garbage bins have not been emptied enough.

A. Jim Farese stated they were being emptied once per month but will up that to every other week.

Q. There is a depression in the brick pavers on the bridge.

A. Bob stated that the Club owns the bridge and will speak to Bruce the club manager as to how he wants to handle this.

Q. There is still a blind area at the entrance of Feather Sound and Pinnacle.

A. We will look into it.

There being no further business;

**A Motion was made to adjourn the meeting.**

**MOTION Rick Tessmer**

**SECOND: Paul Rapp**

**Meeting adjourned, 6:00 pm.**

*Respectfully submitted,*

*Jim Farese, CAM, Assistant Secretary*