

**STRAND MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
AUGUST 8, 2007**

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

**DIRECTORS PRESENT:** Ken Hedges, President  
Anthony Defeo M.D., Vice-President  
Honey Gardiner, Treasurer  
Jim Tuohy, Board Member  
Jerry Strom, Secretary

**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 4E under the Manager's Report, Strand Limited Payments, **the agenda was unanimously approved on a MOTION by Honey Gardiner and a second by Anthony Defeo.**

**APPROVAL OF JUNE 13, 2007 REGULAR MEETING MINUTES**

On Page 1, under Manager's Report, the second line from the bottom should read the Association's funds as opposed to the District's funds. On page 2, Item C, last paragraph, the comment was not made by a Board member, but by Mr. DiGangi, a member of the community. On Page 3, the last paragraph under the Treasurer's Report should read the Association is operating under budget, as opposed to the District. Additionally, on Page 2, Mr. Hedges noted that under Item C, the agreement was that an owner for a rental car when visiting would get up to two bar codes per year with no charge, and each additional bar code after that would be an additional \$10.00. **With those changes and corrections, on a MOTION by Anthony Defeo and a second by Honey Gardiner, the minutes were unanimously approved.**

**MANAGERS REPORT**

A. Reserve Study and Analysis

Mr. Dorrill advised the Board that he had recently met with the Strand's landscape contractor, Greg Johnson, who indicated to him that in the six or seven years that he has been under contract with the Association, the Board has only budgeted funds for plant replacement once, and he has recently replaced certain plants at no charge. He is asking the Board if they would consider a line item for plant replacement in next year's budget.

He gave Mr. Dorrill a count as to the different medians within the community, and where replacement plants are needed where the original plant has died off. He has provided some suggestions for the Board as to the different, more appropriate plants to replace those that have died, and proposed that some prices be obtained in anticipation of being able to do the replacement.

As Ms. Gardiner is starting on the preliminary budget, she asked for direction from the Board and in answer to Dr. DeFeo's question, Mr. Dorrill suggested that perhaps \$10,000 to \$12,000 be considered. **On a MOTION by Anthony DeFeo and a second by \*\*\*\*\* , Mr. Johnson was given approval to get some preliminary numbers and costs together for the Board, in anticipation of it being included in next year's budget.**

#### B. President's Council Midyear Review

Mr. Dorrill prepared a review for the president's signature, advising the neighborhoods of various issues that the Board has addressed. Included is the engagement of a traffic analysis consultant to determine an alternative to the Strand Boulevard bridge, to facilitate easing the long lines at that exit. The County Staff recommended that this be done, and an email from \*\*\*\*Plummer and Associates is attached to the Board's packet. This will be submitted to the County for their consideration and possible review of the proposed scope of services. Alternatively, the Strand Boulevard bridge could be three laned, but this would be extremely expensive, and would have to be done with the Commercial Property Association. The Publix Supermarket put Mr. Dorrill in touch with their executives in Lakeland, as they also feel the need for an improved exiting movement.

Additionally, there is ongoing work to change the access management software, and the PUD monitoring report is being completed, which must be submitted to the County as well as the regional planning committee and the Florida Department of Community Affairs. Mr. Dorrill also updated residents on the drought conditions, and the information on the final commercial parcel which is now under construction.

**On a MOTION by Ms. Gardiner and a second by Jerry Strom, Mr. Dorrill was unanimously authorized to submit the review to Mr. Hedges, to be sent on to the Presidents Council.**

#### C. Gate Software Proposal

Mr. Hedges presented the history of the software proposal, which began with the decision to install a gate at the north end of the District. Eventually a deal was struck that released some impact funds early to build the road, which was done. A special assessment was made on the residents, and the money was put into the reserves and paid out when it became necessary. The software that was originally purchased for the gate is now obsolete. Bar codes could not be deactivated as they needed to be, and the Board selected a security

committee to look into the problem. They determined that this gate was an access point, and there was no record of who had access by means of the multiple clickers that had been distributed. The clickers were deactivated, and a bar code only system was then implemented. This has proved to not work the way it needs to, and the Board has now moved to color bar coding in an attempt to differentiate between owners and renters and who should and should not have access. The bottom line is the Association needs a comprehensive package, and three plans have been looked into, none of which were complete, turnkey packages to replace the 8 year old Safehouse software.

A company from Atlanta (Cap Sure) has finally provided a comprehensive package, and Mr. Hedges included the bid in the folder. This plan provides the ability for future metal gates at the front and rear, providing an agreement can be reached with the Club. It will also enhance the value of the property. It will make the guards more effective, and will allow the resident to use their own plan and input those guests who can enter, through a website. Phone calls can also be used for those people who do not use the web, which are received by a computer and attached to a particular resident's file. The operations will be internet based and located in Atlanta with the assurance of uninterrupted power and the data base is updated daily. There is no limit on the amount of people that can be approved for a particular resident, as that is determined by the resident himself.

Additionally, a bar code can be issued for a specific amount of time, after which it will expire. (This is an important feature for renters.)

The total cost of the hardware is \$10,800. Two plans have been offered for the software, \$30,000 for an outright purchase of all the components, or leasing at \$1,280 monthly for 36 months, at the end of which the buyout would be \$4,370. After that, the monthly charge would be \$665 for handling the account, including voicemail, service and updates. Some additional hardware is needed for communication purposes between the cameras and gates, including laying communication lines. Those additional costs are \$9,660. This company also researched the DVMR component, which is necessary for this communication, at a cost of \$9,040. It has a huge memory and stores photos as well. The total for all hardware needed is \$29,785, and a deposit of \$14,892.50 would be required at contract signing. The contractor will handle the two outside vendors that are needed, and maintain those components as well.

If the Board decides to go forward with this plan, a charge of \$2,280 will be applied for testing the system, and will be credited against the first monthly payment. The system would take six to eight weeks to implement.

The numbers on the proposal created by Ms. Gardiner are as follows: \$33,625 for this year, which could be a few thousand less if the trenching is not done; \$15,360 for years two and three, and year four would have three quarters of a year until buyout. The per year cost would be \$7,320 after that time.

Ms. Gardiner recommended that the lease purchase be used, as \$37,000 is left in the Reserve for the north gate package, and the total cost for 2007, inclusive, would total \$33,625. This purchase will not impact the budget at all this year, or the following due to other cost savings.

Mr. Tuohy asked why the buyout could not be more, and the payments less during the lease period. Ms. Gardiner responded that in her motion to accept this package, she will include within it the ability of Mr. Dorrill and Mr. Hedges to further negotiate the terms. The new computer will be Vista, and the program will run on Vista. In response to a question regarding the swing gates, Mr. Dorrill indicated that that would be a new project, which is not included in these computations.

**Honey Gardiner made a MOTION to approve the lease purchase of the security proposal, with the ability of Mr. Hedges to negotiate with the contractor to further refine the numbers, in an amount not to exceed \$33,625 for the year 2007. The Motion was seconded by Dr. Anthony Defeo, and unanimously approved.**

This item will be further addressed at the next monthly meeting.

#### D. Rear Yard grading of Lakefront Properties

There have been some gullies and washouts due to the lowering of the lake waters and subsequent rains in some of the neighborhoods in the District. Several of the residents were present at the meeting, and Mr. Dorrill indicated that the club owns the lakes, and the Association must maintain the water system, mostly as it relates to the aquatic plants. There is some history of this type of problem having happened in the past. There are also some exposed irrigation lines, and a leak in one of those has caused at least one of the washouts. Mr. Dorrill advised the Board as to the layout of the master line and where the break may have occurred, and anything that is less than a four inch line is single family and the responsibility of the neighborhood association. He added that this is something that needs attention, and the problem is ongoing

Mr. Pangonis addressed the Board as to his problem, and had pictures as to what is happening. The Club continues to dump clippings and debris in certain areas, and the Board discussed what the Association's responsibilities are, and Mr. Dorrill indicated that the Association cost shares on the irrigation, and as it relates to the lakes, it is responsible for the spraying of the lakes to control the algae. He elaborated on the plantings that were required by the County when the lakes were put in, and indicated that he did not feel permission was needed to maintain and cut back those plantings where needed.

Ms. Gardiner asked about the serious erosion problem, and Mr. Dorrill indicated that if the Board is going to do something, it will have to be consistent throughout the Community. Dr. Defeo indicated that it will have to be determined where the responsibility lies, and if it is the Association's, then it will be done. As this answer has not yet been given, and the issue has not yet been defined, it will require some investigation as to where the responsibility lies.

**On a MOTION by Dr. Anthony Defeo and a second by Honey Gardiner, Mr. Dorrill was given the authority to get a legal opinion as to where responsibility lies on this issue, and to report back to the Board within seven business days so the Board can have the correct direction and go forward. The Motion was passed unanimously.**

E. Strand Payments

Mr. Dorrill reported that there have been some ongoing and continuing problems with the Strand billing. On the irrigation side, the Club had been including some FPL non-irrigation bills, for the pump and restroom facilities as well as the administrative office at the Club. When this was brought to their attention, Mr. Dorrill's office was advised that it had always been done this way, and it will have to be addressed with Bruce, who is not in the country. The Club then shorted the Association on the latest payment, and is now not paying their portion of the lighting bill on Ashford Lane, saying that it is not a primary road. Mr. Dorrill advised them that Ashford Lane is indeed one of two primary roads, and the Club from the beginning has paid their share of the street lighting on it. Mr. Dorrill's recommendation is to deposit the payment, which is short approximately \$350, and when he pays their bill, he will deduct what he feels are inaccurate charges as part of the irrigation bill. He will coordinate with Ms. Gardiner so as to not throw the August financials off. Mr. Dorrill was given the authority to deposit the check received from the Club.

**DIRECTORS REQUESTS**

A. E-Mail Misinformation re: Association Expenses

At Dr. Defeo's request, a list of the e-mails received regarding Dorrill Management's fees and reimbursement issues for the property manager was prepared. One of the e-mails was addressed in an effort to dispel the misinformation regarding an amount of \$118,000 in fees and charges. This is incorrect, and Ms Gardiner was asked to explain what those costs are.

Ms. Gardiner advised those present that the e-mail was written by Rick Tessmer from the Trophy Club regarding this payment. The reality is that the contract with Dorrill Management is \$99,000 /\$8,250 month or \$7 a home and last fall, at Mr. DiGangi's request after the 2007 budget was adopted, Ms. Gardiner met with Mr. Dorrill to discuss 2007 areas to reduce total payments received by Mr. Dorrill's office, including rent and copy machine lease. Mr. Dorrill agreed that he was willing to forgo the rent and copy machine lease, and the other items resulting in a \$12,000 reduction to the budgeted expenses. Several board members acknowledged the excellent work and experience of DMG and the complexity of managing a community the size of the Strand. At this point Ms. Gardner moved directly into reporting the Treasurers Report.

**TREASURERS REPORT**

Ms. Gardiner reported on the June financial statement, and indicated that the CDs had been renewed and there are now two CDs, one at Fifth Third due February 28 in the

amount of \$30,000, at 4.97 percent. In March the Board will be able to determine what will be done with the total invested amounts.

The operating account, in the comparison of budget to actual, road irrigation is presently exceeding the budget by \$5,000. Cable exceeds the budget, as does signage and primary road maintenance. Some of the overage is due to a fuel surcharge for landscaping which went into effect after the budget. Signage has to do with community directional signs which have been replaced and repainted. Certain stop signs as well have had to be replaced.

The road irrigation increase occurred due to the increased pumping of water that occurred during the drought before the water restrictions began in June, and the power was costly for that item. These accounts must be looked at closely for the 2008 budget. Administrative accounts are down, primarily due to Dorrill Management's concessions. Overall, the Association stands at \$10,712 under budget.

The records storage item mentioned in the e-mail is erroneous, it is a bonded storage company used for the permanent storage of Association documents, and the checks go to the storage company. Mr. Dorrill added that this information was common knowledge when the new year began.

Mr. Hedges noted that while in Michigan this July he had received an e-mail demanding that these issues be addressed immediately. He indicated that he knows what is going on with the Board, and the main thrust for the Board at the present time is the gate software and the upcoming budget.

Additionally, the north gate would never have been built without Mr. Dorrill's contacts and cooperation. He expressed that he valued Mr. Dorrill's expertise highly, as well as his opinions and help.

Ms. Gardiner asked that it be noted that in the minutes of the previous meeting, under Directors Requests on the third page, there was a discussion as to the legal opinion received by the Board, and Mr. DiGangi had all of the documents, which he has not yet provided it to Mr. Dorrill, although he indicated that he would. It is needed because it is part of the comprehensive plan for both gates. Mr. Dorrill will make inquiry on this. Finally, Ms. Gardiner noted that the Reserves stand at \$164,150.22.

**On a MOTION by Jerry Strom and a second by Ken Hedges, the Financial Report was unanimously accepted.**

#### **COMMITTEE REPORTS**

##### Hurricane Information

Dr. Defeo asked Mr. Dorrill if the telephone call list was updated as the height of the hurricane system was approaching, and Mr. Dorrill indicated that he was in the process of getting a proposal for a 24 hour emergency answering service for DMG, but other than that the list is updated. Mr. Hedges added at this point that the new gate system would allow for an emergency contact.

In response to a question from a member of the Community (Mr. George Paul), Mr. Dorrill indicated that the closest shelter was located at Gulf Coast High School.

**MISCELLANEOUS CORRESPONDENCE**

A copy of the correspondence from David Plummer and Associates was included under Miscellaneous Correspondence.

**ADJOURNMENT**

With no further business to come before the Board, and with the agreement that the next meeting would be held on September the 12, the meeting was adjourned **on a MOTION by Dr. DeFeo and a second by Mr. Touey at 9:53 a.m.**