

**STRAND MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JUNE 13, 2007**

A regular meeting of the Board of Directors of the Strand Master Homeowners Association was held on Wednesday, June 13, at 8:00 a.m. in the Strand Boardroom.

**DIRECTORS PRESENT:** Ken Hedges, President  
Anthony Defeo, Vice-President  
Honey Gardiner, Treasurer  
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.

**On a MOTION by Anthony Defeo and a second by Honey Gardiner, the agenda was unanimously approved.**

**APPROVAL OF MAY 9, 2007 REGULAR MEETING MINUTES**

**On a MOTION by Honey Gardiner and a second by Ken Hedges, the minutes were unanimously approved.**

**MANAGERS REPORT**

A. Update on Strand Boulevard Bridge Widening

Mr. Dorrill advised the Board that he and Mr. Hedges had met with Nick Casalanguida from the County concerning the potential widening or alteration of the Strand Boulevard bridge. A memo was provided to the Board summarizing the outcome of the meeting. The County is not spending any discretionary money on anything at this point due to some severe budget cuts that they are facing. However, Mr. Casalanguida did support the District's contention that the bridge does not work correctly, and he has asked the Board to consider engaging a preliminary traffic analysis to help bolster the District's position, and recommended three firms for this work.

Dr. Defeo suggested that as the estimated cost is only \$5,000, it may be something that the Board should approve funds for in the coming year's budget, as there is a great need for something to be done.

Ms. Gardiner indicated that there would be support from the residents, and that it would be money well spent, but the Association's funds are limited, and there are many items that need repair that the reserves will be tapped for.

**On a MOTION by Anthony Defeo and a second by Jerry Strom, the Board approved the traffic analysis study with a maximum amount to be spent of \$5,000 by three to one, with Ms. Gardiner voting against it.**

B Discussion of Summer Meeting Schedule

The Board discussed the feasibility of a July meeting, as several of the Board members will be absent. It was then agreed that there would be no regular monthly meeting held in July unless necessary, and the Board would reconvene in August.

C. Review Policy Concerning Bar Codes

Mr. Dorrill updated the Board on the situation with the main gate security, and advised them that a small number of residents had bar code stickers on cars that are driven back and forth from their northern homes to Naples. One resident asked if he could get another free sticker as he has paid his \$275 assessment. Mr. Dorrill asked what the Board would like to do as residents begin to change cars, and new stickers will be needed. The Board agreed that if the security method is changed to transponder stickers, everyone will have to be reissued stickers at that point.

After a short discussion it was agreed that the requesting resident would be given the stickers he wanted. The Board reiterated the need for across the board prices for all residents and renters, and they further discussed renters, and how long someone must rent before they are issued a bar code. All approved renters of 30 days or more have to pay a \$10.00 fee for a bar coded sticker. All owners who are driving rental cars when in residence in the Strand will be issued up to TWO (2) bar-codes per year at no charge and will pay \$10. for each additional bar-code issued in that calendar year.

As it concerns the front gate, a separate contractor was asked to come out and look at the installation, and he confirmed the Board's decision to not relocate the laser back to the inside, but to leave it where it is. The landscaper is getting some large terra cotta pots, and a drip irrigation line will be run to keep whatever is planted in them irrigated.

A credit is being pursued from Action Automatic Door for the labor that it took to install the rebuilt reader.

A resident, Mr. Digangi suggested that the entrance cones be removed, and the area be restriped to reroute traffic correctly. Mr. Dorrill suggested that a reflective paint be used, and small bumps be put on to ease people into the correct lane. **Anthony Defeo made a MOTION that Mr. Dorrill evaluate the striping to be done with the proper materials as soon as possible. Honey Gardiner seconded the Motion, and it was unanimously approved.**

D. Rogge Letter

This issue relates to covenant enforcement, and involves the house directly across from the club. It is for sale, and has incurred \$2,000 in fines from its neighborhood association in connection with their dog.

Mr. Dorrill asked if the Board felt strongly enough about the situation to send it to the Architectural Review Committee. Additionally, as it relates to the basket ball hoop, as it

*Strand Master Association – Minutes*

*June 13, 2007*

currently exists, it meets with the requirements of the single family association. Ms. Gardiner felt it should be referred to the Architectural Review and Community Compliance Committee, and the basketball goal should be considered at the same time. The rabbit cage problem was also addressed, and Mr. Dorrill indicated that the problem has already been taken care of, and he expects the cage to be moved immediately.

**On a MOTION by Honey Gardiner and a second by Anthony Defeo, the Board agreed that the Rogge issue would be handed over to the Architectural Review Committee at this point. The Motion was unanimously approved.**

It was agreed that the Committee would consider what is in the documents as it relates to the basketball hoop.

#### **DIRECTORS REQUESTS**

##### A. Discussion Concerning Gatehouse Construction/Legal Opinion

Mr. Hedges indicated that according to the documents, gate security is spelled out as a Master Association responsibility, and there is no differentiation between property of the club and of the Master Association. He felt that Cheffy and Passidomo should be asked to prepare a legal opinion on this issue, as the orientation of the gate makes it difficult to read.

Mr. Hedges wondered if a permit could be gotten to move it further in, at which point pylons could be installed for the gates, and Mr. Dorrill felt it could be done, but it would need to be explored further. The entire Board felt that a comprehensive plan was needed for both gates, and the issue with the Club needs to be handled through counsel. Mr. Dorrill will make sure this is done, and will keep the Board advised. Mr. DeGangi said he would provide a copy of the previous legal opinion.

#### **TREASURERS REPORT**

Ms. Gardiner indicated that both April and May's reports were included in the packet for the Board, and she advised the Board that the CD information and balance sheets have been updated. As a result of the CD rollover, \$3,583 in CD interest has been realized since May. The next one is due on June 23, and once Ms. Gardiner is advised of the current rate, it can be decided whether it should be rolled over at Orion or put in some other bank.

Currently the District is operating under budget, and is \$11,000 to the good. Contributions are made quarterly to the Reserves, which currently stands at \$162,000. The Club at the Strand continues to pay within the 30 days after receipt of bill. Dr. Defeo provided the Board with some information he received from a gentleman named Bill Hagan from Windermere regarding the construction of a traffic noise

buffering wall, and the costs connected with it. Mr. Dorrill will follow up on this issue and advise the Board.

*Strand Master Association – Minutes*

*June 13, 2007*

*Page 4*

At this point, the Board unanimously accepted the Treasurer's Report on a **MOTION and a second.**

#### **ADJOURNMENT**

With the agreement that the next meeting would be held on August the 8th, the meeting was adjourned on a **MOTION and a second at 8:45 a.m.**