

**STRAND MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 9, 2007**

A regular meeting of the Board of Directors of the Strand Master Homeowners Association was held on Wednesday, May 9, at 8:00 a.m. in the Strand Boardroom.

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

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. Under Managers Report, Mr. Dorrill added item 4E, Water Theft Letter. Under Directors Requests, 5A was added, Discussion on Status of Veteran's Parkway lights. **On a MOTION by Honey Gardiner and a second by Anthony Defeo, the agenda was unanimously approved.**

APPROVAL OF APRIL 11, 2007 REGULAR MEETING MINUTES

On Page 2, line 5, it should read "\$250 one time cost". Additionally on Page 3, under item A, Directors Requests, Jolyne Bassett and Tom Ewert's names were incorrectly spelled. On Page 4, the date should read April 11. With those corrections, the minutes were **unanimously approved on a MOTION by Anthony Defeo and a second by Honey Gardiner.**

MANAGERS REPORT

A. Update on Strand Boulevard Bridge Widening

Mr. Dorrill advised the Board that the County contact whom he and Mr. Hedges had met with on this issue has taken a job elsewhere, but the new Director of Transportation is continuing to work with them, and had attended the original meeting as well. A follow up meeting will be scheduled with the County, and this item will be kept on the agenda for monthly updates.

B. Status of Phase II Water Restrictions

Because of the water restrictions, the current common areas are now limited to weekend watering, and there will be some sod lost along Strand Boulevard. The original permit at the Strand, which allowed wells, has expired, and the new permit eliminates the wells as

Strand, Ltd. had asked that that be done. Mr. Dorrill attached a copy of the permit and information on watering restrictions for the Board to the meeting packets. Additionally, Mr. Dorrill will research whether Mr. Parker had obtained a separate permit from the County or the Water Management District applicable to the individual neighborhoods. It was also confirmed that the common irrigation system is under the control of the Master Property Association. Any recorded amendments that have been made are on file in the Association office, and Mr. Dorrill will determine in whose name the original permit was issued.

C. Status of Mango Cay Association Consolidation

Mr. Dorrill gave a handout to all Board members regarding the two separate associations at Mango Cay, and indicated that Lennar is going to be encouraged to do a consolidation prior to turnover. Mr. Dorrill also asked them if the necessary approvals from the commercial area association, as this property was originally encumbered by membership in the Commercial Property Owners Association. The Master Association's attorney is sending a demand letter, and if they fail to respond, Mr. Dorrill suggested that a small claims action be filed. Ms. Gardiner suggested that the liability for the north gate be included in the demand letter, as well as other outstanding liabilities owed to the Master Association. Mr. Dorrill will speak to counsel, Ms. Barnett, on these issues. **On a MOTION by Honey Gardiner and a second by Anthony Defeo, the attorney was authorized to send the demand letter. The Motion was unanimously approved.**

D. Architectural Review Board Committee Report

The committee met and gave after the fact approval for Mr. Polizzotto's sidewalk, and asked him to contact the committee before any other changes or alterations to his home are made. They also discussed the green driveway across from the meeting boardroom, and have asked the owners to submit some revised color samples.

E. Front Gate Security

Mr. Dorrill has met with Action Automatic Door, and they have admitted that the main gate installation will not work properly, and have offered to relocate the reader back to the original location at no expense. The reader will then need to be reprogrammed to recognize the bar code sticker, or new stickers will have to be reissued. The cones will be replaced with planted urns. The Board discussed the possibility of reissuing stickers, and Mr. Dorrill will look into costs. **On a MOTION by Anthony Defeo and a second by Ken Hedges, it was agreed that the cones will be done away with, to be replaced by some planted terra cotta pots for a better presentation at the gate. This Motion was unanimously approved.**

DIRECTORS REQUESTS

A. Veterans Parkway Lights

Ms. Gardiner asked for an update on this issue, and Mr. Hedges noted that it looked as though it would be a long time before the road is completed through to US 41, and the lights are still not operational. He asked if WCI would participate with the Master Association on the light issue, and Mr. Dorrill agreed to contact them and ask for a reasonable cost sharing. The Board asked that this be reconciled as soon as possible, as residents along this road have been expressing their concern. **On a MOTION by Honey Gardiner and a second by Ken Hedges, Mr. Dorrill was authorized to negotiate with WCI to pay for the lighting, and that steps be taken to get the lights turned on as soon as possible. The Motion passed unanimously.**

TREASURERS REPORT

Ms. Gardiner advised the Board that she had asked staff to include the balance sheet and the income statement in the Board packet. If any other information is wanted by a Board member, it is available for them. At the request of Dr. Defeo, Ms. Gardiner will look into the possibility of moving the CD to a financial institution where the percentages are better. Ms. Gardiner went over the financials with the Board, and among other things, the irrigation charges were discussed, and Scott will provide some information on the recent charges. The I-75 berm clean up line item was a one time charge. The water sewer/guard house account is over budget, but Lennar has been billed \$2,400 for these costs. She also suggested that on the equity portion of the balance sheet, that the two reserves be merged, and the Board agreed. **On a MOTION by Anthony Defeo and a second by Ken Hedges, the Treasurers Report was unanimously approved.**

NEW BUSINESS

Mr. Hedges advised the Board about his meeting with Mr. Nelson at the Club, which covered a number of topics. Among them was a discussion of security, and Mr. Nelson indicated that he was aware of and apparently unconcerned about homeless people sleeping in the bathroom facilities, as well as the fact that he will not allow a gate to be put on the property. Mr. Hedges asked Mr. Dorrill to check if any amendments had been made to the documents before turnover, as according to them, operating the gates on Strand Boulevard is the responsibility of the Master Association.

Dr. Defeo reminded the Board that litigation is pending regarding the gate, and gave a brief rundown of the issues as they presently stand.

Mr. Hedges further indicated that although the meeting was cordial, Mr. Nelson laid his cards on the table, and indicated that he felt the Master Association should buy the Club.

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ADJOURNMENT

With the agreement that the next meeting would be held on June 13th, the meeting was adjourned on a **MOTION and a second at 8:45 a.m.**