

The Strand Master Property Owners Association

To The Strand Master Property Owners Association Members:

The purpose of this letter is to: notify you of our upcoming budget workshop meeting to review the 2012 Strand Master Property Owners Association Proposed Budget; update you on the general status of the finances; and advise you of some on-going efforts to enhance our community.

The Strand Master Property Owners Association Board of Directors has been at work on the 2012 budget and at our September 12, 2011 Board meeting, we completed the proposed budget. The proposed 2012 budget is posted on our Community web site, in the Official Notices section, which you can access by clicking on the following link- <http://thestrandmaster.com/index.php>. It will be presented to all members at our Annual Budget Workshop meeting scheduled for Thursday, October 20, 2011 at 3PM at the Strand Clubhouse. We will review the budget items and address any and all questions or comments from any member regarding this proposed budget.

Over the past year, the Board has been diligently trying to reduce costs on the major budget items, replenish our reserve fund and enhance our community. Some of the items we've been working on or have completed are as follows:

- (1) We've started on the renovation of four (4) medians within Strand Blvd. This work should be completed by the end of October and includes the replacement of the existing aged vegetation. Some of the removed palms have been relocated to the lake by Amberwood and at the north property line. Renovation of additional medians is scheduled for 2012 and is included in our proposed budget.
- (2) Work along the north property line has been completed. We've installed additional fencing and planted new shrubs along the entire fence line.
- (3) The access software system has been replaced with a more user friendly system and at a considerable costs savings. The software includes easier to use voice mail service and is maintained by the same company that maintains the gate arms, cameras, etc. We have also installed a second entrance arm at the front gate along with additional cameras.
- (4) To further enhance the entrance to our community, we have repainted the gate house and made some repairs to the entrance bridge at Immokalee road.
- (5) In May, we trimmed all the trees and palms along Strand Blvd., something that hasn't been done for some time.
- (6) Finally, we have replaced the back gate center "posts" with a landscape median. This adds considerably to the appearance of our community plus it helps restrict improper access to our community by cars going around the gate arm.

In regards to our community funding, we have replenished our Reserve account to our scheduled level for this year to approximately \$300K and our Capital Contribution account, from the sale of units, is approximately \$36K. For our current 2011 operating accounts, we estimate that approximately \$65K surplus will be transferred to the 2012 Budget.

Over the past several years, we have continually been able to reduce the regular quarterly assessment, from \$260 in 2009, \$255 in 2010, and \$235 in 2011. Taking into account our current financial situation, our estimated surplus and our continued contracts, our 2012 proposed budget indicates a reduction of the regular quarterly assessment to \$220 per unit.

The account values and proposed quarterly assessment in the proposed budget are not final and may be modified prior to and at the adoption meeting. The official adoption of the 2012 Strand Master Property Owners Association budget will be at our November 9, 2011 board meeting at 4 PM at the Strand Clubhouse.

We hope you can attend the upcoming budget board meetings.

Thank you,
For The Board

Bob Polizzotto, President
The Strand Master P.O.A.
September 29, 2011