

# *The Strand Master Property Owners Association*

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## **To The Strand Master Property Owner Association Members:**

The purpose of this letter is to: notify you of our upcoming budget workshop meeting to review the 2011 proposed Master Association Budget; update you on the general status of the finances; advise you of some on-going efforts to enhance our community; and update you on the status of our water use and litigation projects.

The Strand Master Board of Directors has been at work for some time on the 2011 budget and at our September 22, 2010 Board meeting, we completed the proposed budget (attached). It will be presented to all members at our Annual Budget Workshop meeting scheduled for Thursday, October 21, 2010 at 3PM at the Club. 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. As mentioned at the Annual Meeting, during the previous years, there were some unexpected expenses whereby the Board had to borrow monies from the Reserve Fund to met obligations. For example, at the end of 2008, our membership equity was a negative, approx. -\$39K and our Reserve Fund was down to \$49K. Over the last year your Board had been able to reduced the cost on some contracts by about \$45K and this year, we have re-bid the property management contract and selected Cambridge Property Management of SWF. This effort reduced our yearly expenses by over \$65K.

More recently, we went out for bid on our landscaping contract for Strand Blvd.. Over the last several months, the bids have been reviewed by our Landscaping Committee and further reviewed by the Board. After an in depth review of the bids, contacts with references from other communities, the Board, at the September 2010 Board Meeting selected Landscape Florida as our new landscaper for Strand Blvd. This re-bid effort will reduce our overall yearly costs by over \$80K from current values.

Over the past several months, we have also spent monies to improve the appearance and operation of our community. Recently we contracted and completed the re-stripping of Strand Blvd. including the addition of signage designating bicycle and cart paths. Our next efforts for Strand Blvd. will be to improve the appearance of the vegetation within the medians. With the assistance of the Landscaping Committee, our landscaper will review and assess the current original landscape materials and offer a long term recommendation. This long term master plan will mitigate problems with aging plant materials and the planting of "wrong plants" for the area and will result in the renovation of the current landscaping. Another enhancement to our community are improvements in the gate software entrance system. For example, we've just completed the installation of a new voice mail system which will allow a member to leave a message directly into their account mail box which can be quickly accessed by the guards to verify information about visitors, etc.

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 2011 Strand Master Property Owners Association budget will be at our November 10, 2010 board meeting at 4 PM at the Club.

As we mentioned at the Annual Meeting, the Board was in negotiations with the Strand LLC (the Club) regarding settling our irrigation legal disputes and access to the lakes for irrigation waters. Since then we have completed and signed the agreements, completed the easements and have moved forward with installation of the necessary equipment required by our water use permit. As of today, all required equipment including the recharge wells have been installed and are fully operational. We are now in the process of monitoring the water system per our permit requirements. We have worked closely with SFWMD and our contractor and as such, the budget for this work will show a surplus. The 8 communities that had a Special Assessment for the irrigation project will receive a refund of these monies (approx. \$40 -45 per unit). The final numbers will be determined at the Budget Workshop Meeting.

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One final note regarding our community and the north property line. Our community north property line actual ends just south of the north fence line. The county's property is about 50 ft wide and over the last several months, the county has been meeting with Strand LLC (the Master Board was represented) in regards to clearing the county's land of exotics (since some of the golf course is on county property). No agreements have been reached as far as we are aware, therefore the county has decided to clear the property, probably within the next several weeks. The county has shown an interest in working with the Master Association and the Strand LLC to create a berm or buffer area and allow the planting of screening vegetation along the entire north property line.

We hope you can attend the upcoming budget board meetings.

Thank you,  
For The Board

Bob Polizzotto, President  
The Strand Master P.O.A.  
October 3, 2010