



The Times

*at Clubside at The Strand
New Year 2011*

January 10, 2011

Dear Clubside Owners: Thought you might appreciate an update on the latest information relative to Clubside.

FY 2011 BUDGET: The following table provides a summary of our dues over the past three years, compared to Fiscal Year 2011.

Fiscal Year	2008	2009	2010	2011 Budget
INCOME	\$671,654	\$628,951	\$643,560	\$643,296
EXPENSES	532,548	505,864	656,296	550,332
RESERVES	94,080	111,288	82,116	92,964
DUES/QTR	\$1,332	\$1,248	\$1,278	\$1,278

Y [~ notice that we were able to maintain our dues at the same level as last year. And, yes, we have the cost of the pavers covered within that level of funding. In FY 10 we applied approximately \$120k of net income toward the \$319,626 expense of the pavers and borrowed \$150k from the Reserves. We expended \$169,626 on the pavers in FY 10, while simultaneously saving about \$22k on insurance. Our property management contract with **DMG**, is \$15.7k per year and has remained the same amount for the past 5 years. Our **Economic Cleaning Service** contract, at \$15.6k per year, has also remained the same price for over 4 years. Once again, we can thank Dick Schmidt for continually looking out for our best interests. Copy of the 2011 budget is attached.

PAVERS PROJECT: The task is completed. Definitely a property enhancement. Everyone is pleased with the results as thoughtfully noted in over 50 written appreciation comments. The pavers will receive a periodic spraying for the inevitable weeds. Meanwhile, each of us will take responsibility for keeping our own driveways clear of oil, grease and rust stains.

PAVERS SEALING: We have contracted for the cleaning and sealing of all the pavers that is necessary to complete the project and to protect our warranty. The work is scheduled to begin in late February and continue for an estimated 3 months. Each driveway will require cleaning and drying, then sealing and drying. Vehicles (including golf carts) will have to be relocated. The entire process takes about 4 days to complete and will, understandably, disrupt owner access during that period. Y ^ qget| the word out as they begin the sealing schedule.

IRRIGATION WATER: Six %oi ^ & @,æ1 |* |^ • have been installed throughout the Strand. We actually received a small \$6k rebate to our treasury for funds not expended. The SFWMD has established a limit to the amount of water we are permitted to use from the lakes and enforces penalties for communities that exceed this maximum. We are currently consuming at a rate that is right at that limit. Consequently, we are currently cutting back on the amount of irrigation time the sprinklers are operational to build some flexibility before the dry season.



WIRELESS INTERNET: Y [~ be|pleased to learn that we now have Wi-Fi access at the Clubside pool and clubhouse area, courtesy of Lisle Anderson. Cost \$80 fixed, plus \$65/mo. The signal also extends up to 300 ft. outside the pool area, depending on walls, metal objects and other things that reduce the signal.

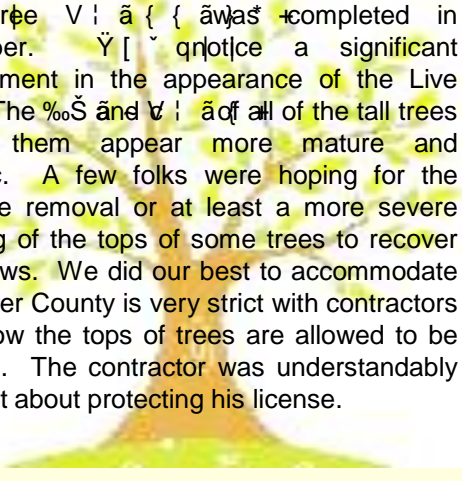


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This means that a few folks may have free internet access in these areas. Yes, eventually we plan to extend the service to the entire community but currently the long way off until the cost is a bit more affordable. Call any member of the BOD or DMG for the password.

TALL TREE TRIMMING: The contract for the tree trimming was completed in December. This was a significant improvement in the appearance of the Live Oaks. The trimming of all of the tall trees makes them appear more mature and majestic. A few folks were hoping for the complete removal or at least a more severe trimming of the tops of some trees to recover their views. We did our best to accommodate but Collier County is very strict with contractors as to how the tops of trees are allowed to be trimmed. The contractor was understandably adamant about protecting his license.



LAWN MAINTENANCE CONTRACT: After nearly five years with Franciscan Gardens, we elected to go with another contractor. Bids were solicited and all bidders were given an opportunity to resubmit their best and final bids. Franciscan came back over \$27k more than the winning bid. Given the price differential and that we were spending way too much time and effort trying to achieve expected levels of service, the BOD elected to go with **Leo, Jr. Landscaping** effective February 1, 2011. Leo, Jr. references are excellent. Expectations have been clearly explained. If you have a specific request or concern, please feel free to contact a member of the Landscaping Committee or DMG rather than the contractor or his employees.

GUTTERS AND FLASHING CLEANING: We have contracted to pressure clean all side flashing and to remove all debris from every gutter for approximately \$1,200, less than \$40 per building complex.

LONG RANGE PLANNING: The Long Range Planning Committee (LRPC) has met again and updated our projects list for further research and pricing. The new recommended list of projects has been presented to the Board for their consideration. If you have a pet project or community enhancement in mind let a LRPC or Board member know and see how it stacks up on the long range priority list.

CLUBSIDE LONG RANGE PLANNING - Top 10

<u>Item</u>	<u>Description</u>	<u>Action</u>	<u>Estimated Cost</u>	<u>Status</u>
1	Speed Limit Signs (Cones) for Three Iron Drive	Thomas	\$150 one time	Approved
2	Social Walkway & Benches along Three Iron Drive	Cahillane		Planning
3	Wireless Internet Access at Pool	Anderson	\$80 one time & \$65 per month	Completed
4	Replace missing plants and trees	Cooper	high end at \$8000-10,000	Planning
5	Repair and Clean Siding along roof line	Powers	\$1,200	Approved
6	Install a Water Fountain on East side of Clubside	Anderson	\$9,000 one time & \$130 per month	Planning
7	Install Pavers at Entrance to Three Iron Drive	Powers	\$21,000 one time (includes #10 parking lot pavers)	Not Approved
8	Landscaping of AC areas	Cooper	Cost included with item 4	Planning
9	Paint Selection for buildings	Thomas	No expense in 2011 calendar year	Planning
10	Install Pavers in Clubhouse Parking Lot	Powers	Costs Included with item 7	Not Approved



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BBQ GRILL: The BOD agreed to purchase another gas grill even though our experience indicates that it will not be maintained. We have a contractor prepared to clean the grill once a week, **IF and only if**, two people are willing to transport the empty tank to the Shell station at the end of Strand Blvd., to exchange for a full tank on a reimbursable basis. **V @æthq deal** folks. If you are one of those who enjoy outdoor grilling, we need a couple volunteers willing to step forward to help make it happen.



SOCIAL CALENDAR: Lots of exciting social events planned for this winter/spring season. Several volunteers have offered a great deal of their time and effort to help make life at Clubside more enjoyable. We encourage you to participate and join in the fun with your neighbors. **Upcoming events include** **Ë**

Potluck on Tuesday, January 25th

Super Bowl Party, Sunday, February 6th

VOLUNTEERS NEEDED: An association as large as ours is always in need of folks willing to step up to help out to ensure the community remains vibrant and cost efficient. Currently, **^ q lin^** need of someone who might be interested in arranging our clubhouse library. Lots of books being donated - limited storage space. It would certainly be appreciated.

CLUBSIDE NEWSLETTER: Based on the premise that you can never provide enough information within a community of 125 households, we are very fortunate to have a young lady who has volunteered to publish our newsletter on a periodic basis. Ruth Pattrin has had considerable experience in the publishing business. Her travel documentaries and poetry have been published throughout the world. Keep us posted on any changes to your email address or mailing address so we can keep you informed.

Hope the above information is helpful and will signal the beginning of a Happy New Year for everybody.

FOR THE BOARD OF DIRECTORS:

John K. Thomas, President
Jkthomas97@aol.com



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Happy New Year as the photo shows you the first sunrise in Clubside in 2011. A new year fills us with optimism and the promise of a good and interesting new year. This new year prompts us all to volunteer for better, interesting events and establishing good life for all of us at Clubside.

There is even a feeling of optimism in our recent uncertain economy. Clubside board of directors continues to be well poised to enrich our living at Clubside for the new year as President John Thomas report tells us. A board that is continuing aware of the needs and interests of each and every resident of Clubside.

Working to create and launch new events, upkeep and enrichments for 2011 offering to all of us the collaborative strengths of our members, some of the best and brightest personalities live here!



Carol O Grady- hospitality chairperson and board member asks our entire community to think of new events and activities to provide entertaining and fun events so that we can better connect with each other, a ongoing expectation.

We know the value of gathering with new events, recipes, wines and people sealing our good times. We move ahead with new directions - come and enjoy friends and neighbors at our clubhouse - that is what our clubhouse is all about.

Again I salute the board and the volunteers for each and every event or project to keep doing enjoy making it happen for all of us!

at the roof above us
never fall in
and may
we friends
gathered below
never fall [~ c +

* an old Irish toast

Ruth Pattrin Editor

