

The Strand Master Property Owners Association, Inc
Board of Directors Meeting Minutes

The meeting was held on Wednesday, October 15th, 2019 at 4:00 p.m. at the Club at the Strand, 5840 Strand Blvd., Naples, FL 34110.

- 1. Call to Order:** The meeting was called to order at 4:02 p.m. by Susan Mulgrew.
- 2. Determination of Quorum:** A Quorum was available. Present were: Susan Mulgrew- President, Tom Guthrie – Treasurer, Ted Farah – Director, Tom Ewert – Vice President, and Victor Cintron – Vesta Property Services. Diane Parisi – Director, Robert Shultz – Director, were present by telephone. Katy Wrede was absent.
- 3. Minutes:** The minutes of the previous meetings were presented. Robert Schultz made a motion to accept the minutes from June and September as presented. Tom Ewert seconded the motion and the motion passed without opposition.
- 4. President's Welcome and Remarks-** Susan Mulgrew started the meeting with some opening remarks and discussed the County Commissioner's vote on the Allure Project and despite the statistics and opposition to the project from the locals, it was still voted through. She then thanked the residents for their participation. She also discussed that the wall has finally been completed and read a letter from Permacast. Susan Mulgrew then stated that there is still some cleanup work to do.
- 5. Director's and Committee Reports-**
 - Treasurer's Report- Tom Guthrie went over the Treasurer's Report. Aged Receivables were discussed. It was stated that the late fees and interest accumulated by some associations as a result of the management transition should be looked at and waived. Susan Mulgrew then added that the 2020 Budget Workshop will be held October 29th.
 - Lakes Committee- Tom Guthrie discussed the lakes and the water quality testing. It was stated that the algae had been bad this year and that the committee and the association's vendor has been working to combat it with little success. Tom also stated that the aerator on lake 15 has been successful in mitigating the midge flies and that most of the littorals that were planted have rooted and survived the install process.
 - Landscaping/ Wall Committee- Susan Mulgrew stated that our landscape committee liaison ,Katy Wrede, was not in attendance but she did go over some projects taking place before the end of the year with regards to annuals, the medians, and trimming. Susan then discussed what is left to get done on the wall project. The discussion included removal of large rocks, the path remediation, the Eden Berm, and plans to do some beautification work on the Interstate 75 side of the wall.
- 6. Old Business-**
 - FPL Light Conversion- Victor Cintron briefly discussed the LED conversion and reported that FPL notified him that the conversion should be completed no later than November 11, 2019, barring any weather delays.
 - Preserves Update- Susan Mulgrew started the discussion about the preserves. Victor Cintron then gave an update as to what has taken place between the

SFWMD and the association. The first of three bids was received at a significant reduction to what the association was currently expensing. Susan cautiously added that when the other bids come in, the association will have a better idea of what the actual scope of work will be with relation to costs.

- Paving Project- Tom Guthrie then gave a detailed report of the Paving Project along with costs and went over the difference in pricing from the original contract. It was stated that the Club's portion of the project has already been paid. An attendee asked about the speed bumps and their removal. Tom mentioned that the speed bumps were not affective to reduce the speeding. Susan Mulgrew added that the ten speed bumps cost \$5,000 each and that was one of the deciding factors in their removal. Striping was briefly discussed and it was stated that the plastic thermal striping will not be used and instead a paint based product will be utilized for the striping.

7. New Business-

- ARC's- Susan Mulgrew read the list of nine ARC request's. After a brief discussion Tom Ewert moved to approve the ARC's as presented, Diane Parisi seconded the motion and with no opposition the motion passed.
- Cardno Contract- Susan started the discussion by stating that Cardno has not asked for a rate increase in six years. The increase was \$50/month or \$600/year added to their current contract of \$6,000 annually. Tom Ewert moved to accept the contract and increase, Ted Farah seconded the motion and with no opposition the motion passed.

8. Adjournment- After all attendees questions were answered and with no further business for discussion, the meeting was adjourned at 4:39pm.

Respectfully submitted,



Victor Cintron, AMS, CAM
Portfolio Manager, SW Florida – Bonita Springs
Vesta Property Services