

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

The meeting was held on Wednesday, February 13th, 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, Katy Wrede – Secretary, Tom Guthrie – Treasurer, Diane Parisi – Director, Bob Polizzotto – Director, and Victor Cintron – Vesta Property Services, Tom Ewert was absent.
- 3. Minutes:** The minutes of the January 16th meeting were presented. Susan Mulgrew made a motion to accept the minutes as presented. Katy Wrede second the motion. During the discussion Bob Polizzotto pointed out some minor corrections. Susan Mulgrew then modified her motion to approve the minutes with corrections. Katy Wrede second the motion. The motion passed with 4 members in agreement and 1 opposed (Susan Mulgrew)
- 4. President's Welcome and Remarks-** Susan Mulgrew started the meeting by thanking residents for their continued attendance and also thanking her fellow Board members for their dedicated service over the last year.
- 5. Treasurer's Report-** Tom Guthrie went over the Treasurer's Report in detail. He discussed the 2018 year-end numbers and how funds have been distributed to different accounts in order to acquire the most interest. Bob Polizzotto inquired about an outstanding receivable. Once all questions were answered, Katy Wrede made a motion to approve the Treasurer's Report, the motion was seconded by Diane Parisi and without opposition the motion passed.
- 6. New Management Team-** Susan Mulgrew introduced the new management team with Vesta Property Services, Victor Cintron, Association Management Specialist and James Tanigawa, General Manager of Vesta's Bonita Springs office. Victor Cintron discussed the Light Pole issue and his contacting FPL for repairs, Mainscapes and having a landscaping tour with them the next day, and finally an insurance quote acquired on behalf of the association. Susan Mulgrew moved to bind the current coverage with the current provider until the board and management can acquire another comparative quote. Tom Guthrie second the motion and without opposition the motion passed.
- 7. Director's and Committee Reports-**
 - Allura and Bear Update- Katie Wrede then discussed the progress of the Allura Project and recommended contacting county commissioners to communicate opposition for the apartment project as much as possible before vote is taken. She then discussed the bear problem and possible solutions to avoid contact.
 - Signage on Ashford Lane- Susan Mulgrew then discussed a letter received from Ana's Place regarding the lack of speed limit signs on Ashford Lane and that she and Victor Cintron will look into the issue and determine need, type, and number of signs that may be needed. Other concerns were owners

speeding through cart paths on Strand Boulevard and perhaps a need for additional signage.

- Preserves Report- Bob Polizzotto went over the Preserve report and the planned timeline to correct the deficiencies recognized by the state authorities.
- Landscaping Report- Katy Wrede discussed her directive to Mainscapes to allow flowering plants to stay untrimmed longer in an effort to flush out more color within the community. She also discussed two Hong Kong Orchid trees that are stressed due to irrigation issues which then led to the Mainscapes Proposal to correct deficiencies with the irrigation system. Katy Wrede then moved to approve the proposal with the understanding not to exceed to given price of \$4,998. Diane Parisi second the motion and without opposition the motion passed. An attendee inquired about a section of Strand Blvd that looks particularly unkempt in which a berm is shared with a sub-association. It was determined to check the Master Declaration to see if there is a means of enforcement from the Master to the sub-association that is not properly maintaining their portion of said berm.

8. Old Business-

- Annual Meeting, Wall Bond, and Lakes- Susan Mulgrew discussed the Annual Meeting for 2019 and then discussed a previously approved Wall Bond. Tom Guthrie moved to approve the new bond with the correct figures, Katy Wrede second the motion and with no opposition the motion passed. Tom Guthrie then provided a brief report of the lakes committee and the need for looking into water testing then moved to not exceed \$3,000 total. Katy Wrede second the motion and the motion passed without opposition.

9. New Business-

- Clarification of Contacts with Legal Counsel- Susan Mulgrew began a discussion that all communications with Legal counsel must go through the President or have President's approval to control legal costs. After further discussion, Diane Parisi moved to have the Board President as the liaison, Katy Wrede second the motion and with a vote of 4 yeas and 1 nay (Bob Polizzotto), the motion passed.

10. Adjournment- With no further business for discussion, the meeting was adjourned at 5:54pm.

Respectfully submitted,



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