

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

The meeting was held on Wednesday, March 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 4:01 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 (by telephone) – Director, Bob Polizzotto – Director, Tom Ewert – Director, and Victor Cintron – Vesta Property Services.
- 3. Minutes:** The minutes of the February 13th meeting were presented. Tom Ewert made a motion to accept the minutes as presented. Tom Guthrie second the motion and the motion passed without opposition.
- 4. President's Welcome and Remarks-** Susan Mulgrew started the meeting with some opening remarks. She stated that the permit for the wall repair has been granted and that work will commence on April 1. She also stated that despite the rumors, she has been informed there will be no golf course renovations at this time.
- 5. Director's and Committee Reports-**
 - Allura Update- Katie Wrede then discussed the Allura Project and the meeting date in which it was recommended that all owners in opposition to this project should attend to voice their concerns to the commissioners.
 - Victor Cintron then discussed repairs to the light poles and the back gate. The need for better gate cameras was also discussed.
 - Katy Wrede then went over the landscaping report and the need for a project involving enhancements to the Monument Signs. Tom Guthrie discussed budgeted funds available for landscaping projects. Susan Mulgrew then discussed allowing the landscape committee a monthly limit on approving landscape initiatives without the need for board approval. Tom Guthrie moved to give the landscape committee the \$500 monthly allowance. Tom Ewert second the motion and without opposition the motion passed. The hedge at Carlton Lakes was also discussed. Susan Mulgrew recommended cleaning up the area with Mainscapes, a discussion ensued. Tom Ewert moved to spend up to \$1,000 to clean up the hedge after asking Carlton Lakes if they are willing to dedicate funds for the same. The motion was second by Katy Wrede and without opposition the motion passed. Bob Polizzotto also mentioned that there were tripping hazards on the community sidewalks from tree roots pushing up portions of the sidewalk that need addressing. He also pointed out two drains in front of the club that may need repairs and asked about the mowing schedule.
 - ARC's- Susan Mulgrew went over the ARC's along with the color palates from *Ana's Place*. Tom Ewert Moved to approve the ARC's as presented. Katy Wrede second the motion and without opposition the motion carried.
 - Lakes Committee- Susan Mulgrew stated that the aerator proposals will be tabled until the next scheduled BOD meeting. It was then stated that Dick Steele and Stuart Rappeport had joined the Lakes Committee and were officially recognized and appointed by the board. Tom Guthrie then

entertained questions from attendees, addressing Midge Fly issues and treatments. He also discussed the types of aerators that are being looked into. Susan Mulgrew then briefly touched on needed signage throughout the community and that a proposal was in the works.

6. Old Business-

- Tom Guthrie then went over the Wall Construction Report. It was stated that the community's vendor may be able to do some work on the wall from the I-75 side of the wall. He also discussed some of the challenges that have presented themselves due to some areas between the wall and I-75 being declared wetlands. He then reiterated the April 1st start date for construction at Turnberry Woods. Susan Mugrew then added that the contracted vendor will not use subcontractors in completing the wall project.
- Susan Mulgrew then led a discussion about the Annual Meeting and Voting Procedures with regards to the Neighborhood Representatives. Bob Polizzotto added to the discussion with some history regarding the voting procedures and amendments that did not come to pass.

7. New Business-

- Trophy Club- Tom Guthrie then discussed a proposal to clear some downed ficus trees to the rear of the Trophy Club Property for \$4,500. Bob Polizzotto then moved to approve the proposal up to \$5,500 in case the current proposal did not include a treatment to kill the ficus. Tom Ewert second the motion and without opposition the motion passed.
- Susan Mulgrew then led a discussion about street sweeping. Katy Wrede then moved to approve the street sweeping as long as it did not exceed \$1,000. Bob Polizzotto second the motion and without opposition the motion passed. Bob Polizzotto then made a public comment regarding a candidate's information sheet.

8. Adjournment- With no further business for discussion, the meeting was adjourned at 5:42pm.

Respectfully submitted,



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