

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

The meeting was held on Wednesday, April 10, 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, Robert Shultz - Director, Tom Guthrie – Treasurer, Diane Parisi – Director, Ted Farah – Director, Tom Ewert – Vice President, and Victor Cintron – Vesta Property Services. Katy Wrede was absent.
- 3. Minutes:** The minutes of the March 13th meeting were presented. Tom Ewert made a motion to accept the minutes with changes. Diane Parisi seconded the motion and the motion passed without opposition.
- 4. President’s Welcome and Remarks-** Susan Mulgrew started the meeting with some opening remarks. She thanked residents for their participation in the Annual Meeting and contesting the Allure Project. She also discussed residents striking the rear gate and asked the neighborhood representatives to remind their communities about tailgating.
- 5. Director’s and Committee Reports-**
 - Treasurer’s Report- Tom Guthrie went over the Treasurer’s Report. Aged Receivables were discussed, and Tom Guthrie made a motion to send late fees to Feather Sound. Tom Ewert second the motion and it passed without opposition. The February Financial report was discussed in detail. Once all was presented Tom Guthrie made a motion to approve the Treasurer’s Report. Susan Mulgrew seconded the motion and without opposition the motion passed.
 - Allure Update- Susan Mulgrew gave a brief update on the Allure project and discussed with attendees how to voice your opinion to the the County Commissioners. She then answered questions and received comments from attendees. The project is currently being reviewed in Tallahassee, FL.
 - ARC’s- Tom Ewert moved to approve the ARC for Cypress Cove’s community re-roof. Ted Farah seconded the motion and without opposition the motion passed. Tom Guthrie then made a motion to accept and approve the reroof applications, the putting green and the decorative wall application. Tom Ewert second the motion and without opposition the motion was passed.
 - Lakes Committee- Tom Guthrie discussed the lakes and the water quality testing. It was stated that the proposal came back slightly higher than the board’s preapproved amount, so the scope of work was scaled down slightly to keep the project in line with the budget. Tom then went over the three Aerator proposals and recommended the Architectural Fountain Proposal. Tom Ewert moved to accept the Architectural Fountain proposal, Ted Farah seconded the motion and without opposition the motion passed unanimously. Tom Guthrie also mentioned that a Lake Care Plan will be distributed to the President’s Council and posted to the website.
- 6. Old Business-**

- Susan Mulgrew briefly went over the wall project. She also discussed the Annual Meeting and election results and stated that the actual results tally is available upon request. The 2019 Board of Directors are Susan Mulgrew(Pr), Tom Ewert(VP), Katy Wrede(Sec), Tom Guthrie(Tr), Diane Parisi(D), Ted Farah(D), and Robert Shultz(D).
- Susan also discussed painting the signs, at the entrance by Immokalee Road and removing the lettering on the back sides. Tom Ewert moved to have Vesta's Maintenance team clean and repaint the signs, Diane seconded the motion and without opposition the motion passed unanimously.

7. New Business-

- Repave Strand Boulevard- The board discussed whether to hire an engineer or to just begin soliciting bids. They asked Victor Cintron how he has handled these situations in the past, to which he stated that he would just acquire the bids and present to the board since paving companies generally have engineers on staff to set up the scope of work. Tom Ewert moved to acquire three bids initially and if needed the association can always get an engineer's opinion. Ted Farah second the motion and during discussion the attendees provided comments. When vote was taken the motion failed, 3 in favor and 3 against (Mulgrew, Guthrie, and Shultz). Tom Guthrie then made a motion to hire Forge Engineering to provide specifications and a scope of work for the project. Ted Farah seconded the motion and without opposition the motion passed unanimously.
- Trophy Club Fencing- Susan Mulgrew led a discussion on the Trophy Club Fencing. It was determined to have management solicit bids for the job and it will be presented and decided at the May Meeting.
- There was also a brief discussion about pooling together certain expenses with the sub-associations to maximize savings.

8. Adjournment- With no further business for discussion, the meeting was adjourned at 5:39pm.

Respectfully submitted,



Victor Cintron, AMS, CAM
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Vesta Property Services