

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

The meeting was held on Wednesday, May 8th, 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 Schultz - Director, Tom Guthrie – Treasurer, Ted Farah – Director, Tom Ewert – Vice President, and Victor Cintron – Vesta Property Services. Katy Wrede was absent.
- 3. Minutes:** The minutes of the April 10<sup>th</sup> meeting were presented. Tom Ewert made a motion to accept the minutes as presented. Katy Wrede seconded the motion and the motion passed without opposition. The minutes of the April 24<sup>th</sup> Special Meeting held for the purpose of reviewing and approving the HONC clearing contract in the amount of \$280,000 were also presented. Tom Ewert moved to accept the minutes as presented, Bob Schultz seconded the motion and without opposition the motion passed.
- 4. President’s Welcome and Remarks-** Susan Mulgrew greeted attendees and made introductions. She also briefly reminded attendees that they must be recognized if they wish to speak or comment on the item that is being discussed.
- 5. Director’s and Committee Reports-**
  - Treasurer’s Report- Tom Guthrie gave a brief Treasurer’s Report. He discussed that Feather Sound was late on their first quarter assessment and was never levied a late fee. Tom Ewert moved to levy the late fee, Katy Wrede seconded, and the motion passed without opposition.
  - Landscape Committee- Katy Wrede went over a proposal for some irrigation valves that need replacing at a cost of \$1,890. Katy Wrede then moved to approve the proposal, Tom Ewert seconded the motion and it passed without opposition. Next was a proposal for new landscaping at the monument signs for \$3,895. Katy Wrede moved to approve the proposal and Tom Ewert seconded the motion and without opposition the motion passed. The last landscaping proposal for consideration was for the first island at the entrance. After a brief discussion Susan Mulgrew moved to approve up to \$2,800 for the bridge island only. Katy Wrede seconded the motion and it passed without opposition.
  - Lakes Committee- Tom Guthrie discussed the lakes and the water quality management. Progress on the aerators was also discussed. He then went over the new Lake Policies that will be distributed to President’s Council and the Neighborhood Representatives. There was also a brief discussion about Bio-block treatments.
- 6. Old Business-**
  - Susan Mulgrew announced that the Security Committee will be conducting a meeting on May 9<sup>th</sup>. She then discussed the hedge along Carlton Lakes and their directive to remove the hedge which in turn will expose the chain link fence

behind it. Ownership of the hedge was discussed and that it falls on both The Club's property and Carlton Lakes property. It was determined there was nothing that can be done about the removal. Victor Cintron then reported that there is another work order in with FPL for the streetlights that have gone out again since the last repair and that they should be repaired within a week of the current meeting. Susan Mulgrew then briefly went over the ongoing preserve compliance issue and gave an update. The paving project was then discussed and the Forge Engineering proposal was considered. Tom Guthrie Moved to have Forge complete Tasks I-III on their proposal at a cost of \$8,000. Katy Wrede seconded the motion. Vote was taken, three directors in favor and three opposed(Ewert, Schultz, and Farah). The motion failed. Tom Ewert then made a motion to just get at least three bids, Bob Schultz seconded the motion and the motion passed 4 directors in favor and 2 opposed(Mulgrew and Guthrie).

#### **7. New Business-**

- Trophy Club Fencing- There were two proposals to be considered. After reviewing them Tom Ewert made a motion to approve the Carter Fencing proposal at \$10,792. Ted Farah second the motion and after a brief discussion the motion passed unanimously.
- ARC- There were four ARC requests that was sent to the board prior to the meeting. Katy Wrede moved to approve all four. Bob Schultz seconded the motion and without opposition the motion passed.
- Sidewalk Repair Estimate- The proposal for sidewalk repairs was considered. Ted Farah moved to approve Driveway Maintenance's proposal to repair the sidewalks. Bob Schultz seconded the motion and without opposition the motion passed.
- New Schedule for BOD Meetings- Susan Mulgrew went over the new dates for the Board of Director's meetings and that instead of the second Wednesday of the month, they will be moved to the third Tuesday of the month beginning in June.

**8. Adjournment-** With no further business for discussion, the meeting was adjourned at 6:08pm.

Respectfully submitted,



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