

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

The meeting was held on Tuesday, June 18th, 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 4:05 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. Robert Schultz – Director, and Diane Parisi – Director attended by telephone
- 3. Minutes:** Susan Mulgrew greeted and welcomed the attendees before moving on to the Minutes. The minutes of May 8th meeting were presented, Susan Mulgrew made one addition to the May minutes. Tom Ewert then moved to accept the minutes with changes, Ted Farah seconded the motion and without opposition the motion passed unanimously.
- 4. New Business-**
 - Tom Guthrie then went over the Treasurer’s report in detail. He went over the cash position, Accounts Receivables, specifically the Club and the Strand Commercial. Victor reported that the payments were delayed because both entities were awaiting back-up to the invoices. Tom Guthrie also discussed the special assessment funds that have been spent to date. He also discussed the wall spending report. Susan then Moved that the board can act on budgeted projects with regards to maintenance, service, product, or special projects up to \$10k in the absence of a meeting in an effort to speed the process along. Tom Ewert seconded the motion and without opposition the motion passed unanimously. Susan then moved that unbudgeted expenses not currently under any contractual agreement \$5k or more require competitive bids and should be reviewed publicly at a posted meeting. Ted Farah seconded the motion and without opposition the motion passed unanimously. Tom Guthrie made a motion to set up an account with Valley National Bank to manage operating and reserve monies for the Strand Master POA and to move money from Executive National Bank. Susan Mulgrew second the motion and without opposition the motion passed unanimously.
 - Susan Mulgrew then discussed a proposal from Mainscapes to install 5 new valves. Tom Ewert moved to approve the proposal for the bad valves, Ted Farah second the motion and without opposition the motion passed unanimously. Susan then gave a brief report regarding landscaping including mowing schedule, bed and weed control, and shrub fertilizing.
 - Tom Guthrie went over the Lakes Committee report. It was reported that littoral plants were added to Lakes 4, 5, 6, 7, and 15. It was also stated that the aerator has been installed on lake 15. It was then discussed to reallocate \$3k from lake improvement budget specifically, algae raking, to midge fly spraying for lakes 3, 4, and 5. Tom Guthrie then made a motion for the reallocation of funds to Wedgewood for the Midge Fly spraying, Susan Mulgrew seconded the motion. After a brief discussion and questions from attendees were answered the motion was approved unanimously.

- Victor Cintron then reported on open items throughout the community including but not limited to street lights, street light conversion to LED's, fencing at Trophy Club, and lost plant material on the Blvd.
- Susan Mulgrew then gave a wall report on some of the challenges Permacast was facing regarding the installation. She then gave an estimated timeline of completion being sometime in early to mid-October.
- Susan Mulgrew also gave a brief report on the preserves' compliance issues and that all entities are aware of the 8/31 deadline with the SFWMD.
- Susan Mulgrew also went over the Paving Project. The board has only received one proposal so a Special Meeting will be held on Thursday, June 27th at 3pm at the Club go over and decide upon a Paving vendor.
- Susan Mulgrew also went over the ARC requests. Tom Ewert moved to approve the requests as presented, Diane Parisi seconded the motion and without opposition the motion passed unanimously.

5. Adjournment- After the owners had an opportunity to voice their concerns and with no further business for discussion, the meeting was adjourned at 5:15pm.

Respectfully submitted,

A handwritten signature in black ink that reads "Victor Cintron". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

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