

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

The meeting was held on June 16th, 2020 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, Ted Farah – Director, Tom Ewert – Vice President, Tom Guthrie – Treasurer, Diane Parisi – Director, Robert Shultz – Director (via phone), Katy Wrede – Director and Michaela Neumann– Vesta Property Services.
- 3. Proof of Notice of Meeting:** Susan Mulgrew stated that the meeting notice had been posted in accordance with Florida State Statutes.
- 4. President’s Welcome and Remarks-** Susan Mulgrew started the meeting providing overview of the Board workshop held on May 5th for planning purposes only. The meeting was held for the upcoming year and keep up to date with current projects. Owners are always welcome.
- 5. Approval of Meeting Minutes:** Approved for May 4th and May 5th. May 19th meeting minutes were tabled till next BOD meeting.

MOTION: A motion was made to accept the minutes as presented May 4th.
Motion: Tom Guthrie Second: Katy Wrede
Motion passed unanimously

MOTION: A motion was made to accept the minutes as presented May 5th.
Motion: Diane Parisi Second: Katy Wrede
Motion passed unanimously

6. Treasurer’s Reports-

Tom Guthrie provided overview of the following:

- Accounts receivable for commercial and club
- Commercial cost share agreement for holiday lighting needs to be billed correctly for 2019/2020. After discussion it was agreed Susan Mulgrew would discuss Holiday Decoration cost share with Neil Dorrill at Dorrill Managemnt.
- Club to meet with Tom Guthrie on outstanding fees.
- April financials quarterly maintenance for Clubside and SFH deposit does not reflect as received, Vesta to follow up on the outstanding amounts.

7. Director’s and Committee Reports-

Landscaping Committee Report - Katy Wrede provided overview of the following:

- Jeff Delany is our new contact at Mainscape
- Propose improve west side by Feather Sound
 - Feather Sound would like to have all oak trees removed due to concerns of damage to retaining wall and streets on Feather Sound’s side and

- replace with different shade trees. The BOD suggested to place root barriers in the areas of concern instead of replacing large Oak Trees.
- Wedgewood lost oak trees during Hurricane Irma on the east side outside north side of Wedgewood, had to remove cocoplum. Master is responsible to replace, Katy Wrede to obtain proposal.
- Sawgrass berm replacement cost shared. Vesta Property Services to sent an invoice for \$7,500 to Sawgrass.

Lake's Committee Report - Tom Guthrie provided overview of the following:

- Installed Bio-Blocks to reduce Algae bloom in several Lakes. Treatment is scheduled for late July, Lake #10. Cost for treatment \$5,175 as budgeted.
- Cane Toad issue discussed and Board agreed that this was an individual community issue.
- Littoral Plantings were installed for Lake 1, 2 and 6. Currently on hold for the next 2 weeks because of COVID19.
- **Security Committee report** - Ted Farah gave a security update of the following:
 - Back gate arm keeps getting hit continuously, more cameras to be installed.
 - New security software is now installed, working on a website
 - Committee is working on and explanatory pamphlet for each owner.

MOTION: A motion was made to approve \$650 for second back up unit for the software security system.

Motion: Katy Wrede Second: Tom Ewert
Motion passed unanimously

- **Document Review** - Susan Mulgrew and Tom Ewert provided overview of the following:
 - Documents in final review waiting for attorney review.

8. Old Business-

- Preserve report and update:
 - Wood and Wetlands to supply report to SFWMD.
 - Tom to contact Matt Brosious, SFWMD to see what needs to be done to get final permit resolved.
- I75 Berm clean up –cleaned up and completed with favorable review of work done.
- Reserve Study: 4 vendors were contacted, Michaela to provide bid summary once all received.
- Bridge repair for sunken pavers and concrete.
 - Bain Sealcoat proposal for paver repair \$1,565. Master Association is responsible for Maintenance and Repair.
- Fencing repair for Ashford Lane/ Golf Course. Need additional bids.
- Lighting repair, waiting on quote from Hogue Electric.
- Oil spill cleanup completed by vendor, small stain sill left by main Blvd.
- Trash pickup vendor to sign in at gate during service.
- Extra Cost \$25 per visit for trash pickup on Strand Blvd, tabled till season when owners are back.

- Holiday Lighting Contract

MOTION: A motion was made to approve 3 year contract for Holiday Christmas Lighting.

Motion: Tom Ewert Second: Diane Parisi

Motion passed unanimously

- Board reminder cost share renewal is coming up February 2022.
- Discussion of Staking Strand Blvd and Eden.
 - Need 3 bids from Civil Engineers or Surveyors to include both sides of Strand Blvd, Commercial areas and Guard House.
 - Eden Berm to be maintained by the Master, was agreed. Eden got their property surveyed and staked.
- Comcast renewals :
 - January 1st 2022.
 - Create committee for contract review

9. Public Comments –

- The BOD was thanked for their time and doing a great job for the Community.
- Owner asked about widening the bridge to Immokalee Road. No current plans of Master Board. Owners of Bridge remains unclear.

10. Adjournment- After all attendee's questions were answered and with no further business for discussion, the meeting was adjourned at 5:55 pm.

Respectfully submitted,



Michaela Neumann, CAM