

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

The meeting was held on Tuesday, January 21st, 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 4:00 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, Diane Parisi – Director (on telephone), Robert Shultz – Director, Katy Wrede – Director, and Victor Cintron – Vesta Property Services.
- 3. Minutes:** The minutes of the November 19th 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.
- 4. President’s Welcome and Remarks-** Susan Mulgrew started the meeting with some opening remarks and spoke to a board workshop that took place on January 20th. It was stated that the board went over 2020 projects in order to have each of them on the same page. Susan then discussed the Annual Meeting and election that will take place on March 31st. She also displayed an irrigation/pump map that Mainscapes had made at the board’s request.
- 5. Director’s and Committee Reports-**
 - Treasurer’s report- Tom Guthrie briefly went over the draft year-end financials. He stated that there will need to be some reclassing between operating and reserve expenses with regards to the paving and water meter repairs before the year-end financials can be finalized. He then stated that the wall expenses were slightly over budget and that the overage was paid from the association’s wall reserve. The paving project was discussed, and it was mentioned that Bain Sealcoating was contracted to paint the striping on our new pavement at a significantly reduced cost.
 - Landscaping- Katy Wrede discussed the project on Strand Blvd. along the Sawgrass berm that will be beginning that week. She asked attendees to be mindful of the workers and heavy equipment. It was also stated that the area by Feather Sound will also be worked on within the next few months. Residents driving across the medians/islands was discussed and that it needlessly costs the association landscaping funds to repair them.
 - Security- Ted Farah discussed the issues with the gate computer crashing and that the back-up system was corrupted which created delays and problems with entry control. Ted discussed that he spoke with five companies and that four were willing to bid on a new software system. One quote has already been received to update the obsolete system. It was also stated that the security committee is going to begin meeting with David Gilyard on a monthly basis to create new policies and implement them.
 - Lake’s Committee- Tom Guthrie discussed that the Lakes Committee last met in November and set some target dates and placement for littoral plantings. Tom stated that the new littorals should be going in around April or May when the lakes are at their lowest level. It was discussed how last year many of the plants didn’t take and the association had to settle for what was available

at the time of installation. Tom also discussed that Lake #4 will be getting an aerator, and that the bio-blocks were not yet installed. There was also a discussion about an owner's desire to place a fountain in the lake behind Mango Cay on the East side of Strand Blvd. After a brief discussion Katy Wrede moved to investigate the possibility of getting the existing fountain up and running and separating the power if needed. Tom Ewert second the motion and the motion passed with no opposition.

- Preserve Update- Victor Cintron gave a report on the initial event that took place in mid-December. It was reported that Woods and Wetlands will be providing a report of the event and every event moving forward. SFWMD will be out in early February to inspect the progress.

6. Old Business-

- Paving Project- Susan briefly went over the paving project and some punchout items which included how AJAX re-paved the entire area in front of the Club instead of just patching a low area that was collecting water. Victor Cintron did ask about the "Speed Hump Ahead" signs and what the board wished to do with them. The board instructed Victor to get prices on replacing the signs with speed limit signs. There was a question about the order of the words "Yield to Carts". It was also stated that traffic should always yield to golf carts.
- Eden Berm- Susan Mulgrew discussed the Eden Berm and the work that needed to be completed to clean up that area.
- Tree Trimming- Victor Cintron reported that Manny, from Classic Lawn Maintenance, apologized for not having the trees trimmed to date and that he reassured Victor that they would be trimmed before the end of the month. There was a question about the dead pine trees along the Blvd. and their removal. Susan stated she would inquire with Scott at the golf course.
- Power Washing- It was discussed that the power washing will be tabled since much of the Blvd. was cleaned by AJAX and a vendor that mistakenly thought they were under contract.
- LED Conversion- There was a brief discussion that the LED conversion was delayed again. Susan Mulgrew stated that she did stop and inquire with some FPL workers and they stated that there was voltage irregularities.

7. New Business-

- ARC- Susan went over four ARC's in the Single Family Homes. Tom Ewert made a motion to give a conditional approval as long as it is approved by the sub-association. Katy Wrede second the motion. There was a discussion of one ARC in which the homeowner wanted to install a third garage door. 6 Board Members were in favor of approving the ARC's and there was one abstention (Robert Shultz). There was also a brief discussion of a Billboard that Ana's Place would like to install close to the corner of Ashford and Strand Blvd.

- **8. Adjournment-** After all attendee's questions were answered and with no further business for discussion, the meeting was adjourned at 5:18 pm.

Respectfully submitted,

A handwritten signature in black ink that reads "Victor Cintron". The signature is fluid and cursive, with a long horizontal flourish extending from the end of the name.

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