

The Strand Master Property Owners Association, Inc
Draft Board of Directors Meeting Minutes
October 20th, 2020

- 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. I person: Susan Mulgrew- President, Tom Ewert – Vice President, Tom Guthrie – Treasurer, Diane Parisi – Director, Robert Shultz – Director, Katy Wrede – Director and Michaela Neumann- Vesta Property Services. Director Ted Farah was absent.
- 3. Proof of Notice of Meeting:** Susan Mulgrew stated that the meeting notice had been posted in accordance with Florida State Statutes.
- 4. Presidents Welcome and Remarks:** Susan Mulgrew welcomed owners and provided an update on projects completed over the summer. Mainscape contract renewed, vegetation removal and fencing installed by Preserve #3, gate house renovation approved. Working with SFWMD and Preserve contractor to get final permit. Board Members “officially” elected at August Meeting as a formality on Advice of Attorney. (Because of COVID, there was no Annual Meeting). Budget will be posted by October 26th, Budget Workshop held November 10th – Presidents, NR’s and Treasurers for the neighborhoods only are invited in person, Community call in.
- 5. Approval of Meeting Minutes:** Approval of August 17th and September 22nd minutes.

MOTION: Motion to accept the minutes as presented August 17th
Motion: Katy Wrede Second: Tom Ewert
Motion passed unanimously

MOTION: Motion to accept the minutes as presented September 22nd.
Motion: Tom Guthrie Second: Diane Parisi
Motion passed unanimously

6. Treasurer’s Reports

Tom Guthrie provided overview of the following:

- June, July and August financials will be posted on the Website
- Provided overview on Cash Position, Accounts Receivables, YTD Operating Profit and Loss
- Club, Commercial and Mango Cay still have outstanding amounts.
- Anticipated \$110,600 surplus by end of 2020

Motion to accept treasurers report as presented
Motion: Robert Shultz Second: Tom Ewert
Motion passed unanimously

7. Director’s and Committee Reports-

Landscaping Committee - Katy Wrede provided overview of the following:

- Wedgwood area will receive new plantings to replace damaged ones
- New plant installation on the Buffer at Feather Sound starting soon
- New design for first median near Cypress Cove in planning stage

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

- Littoral plantings in May and June was delayed due to COVID19 cases within the vendor, completed were Lake 1,2 and 6.
- Bio Blocks were installed to clean up lakes and reduce algae. Results disappointing. New algae bloom was caused by fertilizer run-off from Golf Course and hot summer temperatures.
- Meter to be installed at Wedgewood, Grande Reserve: Excel Electric proposal total is \$1515.

Motion to accept proposal for meter install for Wedgewood and Grand Reserve from Excel Electric

Motion: Katy Wrede

Second: Tom Ewert

Motion passed unanimously

- **Security Committee report** – Chair Ted Farah not present, so no official report. Susan Mulgrew offered a few comments regarding Committee meeting with our Security vendor.
- **Document Review** - Susan Mulgrew and Tom Ewert noted Documents in Final Draft, ready for attorney review.

8. Old Business-

- Preserve report and update:
 - Wood and Wetlands provided bi-annual treatment - next treatment in November, heavy growth reported by SFWMD.
 - SFWMD has recommended installation of Preserve Signs around properties bordering the Preserve due to residents planting or storing items in the Preserve which are in violation. Will work with SFWMD to minimize.
- I-75 berm clean up:
 - Two clean ups per year may not be enough to achieve desire appearance. Investigating a third. Weed treatment will be added.
- Reserve Contractor:
 - 3 vendors contacted, decision postponed till January 2021
- Audit will be scheduled for 2021
- Blvd bridge repair was completed
- Preserve #3/ Ana's Place – cleaning completed, fence install next view weeks.
- Fencing repairs on Master Assn. borders: waiting on quote for repair.
- Mango Cay Litigation: working on discovery, depositions

9. New Business

- While sealcoating Eden, ONYX spill caused damages on main Blvd. – follow up required.
- Trophy Club presented a new roof selection for the Board's approval.
- Discussion on additional trash can on Blvd. near Links- need a cost estimate

Motion to approve the proposed roof selection as presented by Trophy Club

Motion: Katy Wrede Second: Robert Schultz
Motion passed unanimously

- Clubside requested review of a new metal roofing product. Did not wish to approach their residents with this change if Master would not give final approval. Vendor made a presentation and answered questions for the Board and Community.

Tabled till next meeting to obtain more information on type of roofing and completed projects that the BOD can view within the Community.

- Tree trimming will take place in Fall 2020, shared with the Club
- Holiday Lights were put up in October
- Outside Electric quote in the amount of \$ 5751 was received.

Motion to approve Hogue Electric quote of \$5751 to fix all electric issues on the public road of the Strand Boulevard.

Motion: Diane Parisi Second: Tom Ewert
Motion passed unanimously

- **Power washing to be completed throughout the Community: 4 bids were obtained.**

Motion to approve BluWater to do the power washing at a cost of \$ 8,275 on the Strand Blvd and Ashford Lane. The Strand.

Motion: Katy Wrede Second: Tom Ewert
Motion passed unanimously

ARC approvals :

- 5961 Ana's Place roof replacement

Motion to approve new roof at 5961 Ana's place as presented

Motion: Katy Wrede Second: Tom Ewert
Motion passed unanimously

- 6-602 Turnberry Woods storm shutter approval

Motion to approve storm shutters at 6-602 Turnberry Woods as presented

Motion: Tom Ewert Second: Diane Parisi
Motion passed unanimously

- 6021 Ashford Lane Generator install

Motion to approve Generator install at 6021 Ashford Lane per Collier County guidelines and permitting requirements.

Motion: Tom Ewert Second: Katy Wrede
Motion passed unanimously

10. Public Comments

- Feather Sound Landscape berm upgrade cost of \$10,443 share with Club
- Shrubs near Marble Court need to be trimmed for better visibility
- Comments on back gate proposal regarding possibility new reader install
- Question regarding Comcast renewal- Committee formed with Ted Farah as Chair, Gail Ward, Richard Royal and two others – Ted not present to report their names.
- Preserve Signs – not appealing to owners. It was suggested to advise owners in regards to the restrictions. Board responded that it had no choice but to install signs if SFWMD demands them in certain areas because it is obvious to SFWMD that Preserve violations have been going on for awhile. The Strand must comply or be fined/denied our permit.

11. Adjournment- After all attendees' questions were answered and with no further business for discussion, the meeting was adjourned at 5:59 pm.

Respectfully submitted,



Michaela Neumann, CAM