

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

The meeting was held on Tuesday, February 18th, 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 January 21st meeting were presented. Katy Wrede made a motion to accept the minutes as presented. Tom Ewert 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 stated that there have been 10 sales in the last 30 days and that one of the former developers, Clay Winfield, felt the improvements were making the Strand a more desirable place to purchase. Susan also asked the attendees to hold questions until the end of the meeting since there was a lot to go over.
- 5. Director’s and Committee Reports-**
 - Treasurer’s report- Tom Guthrie briefly went over the finalized year-end financials. He also went over a Wall and Fencing tracking report. He concluded his report by going over the outstanding receivables. Overall it was stated that the association was in an excellent cash position.
 - Landscaping- Katy Wrede went over a landscaping report and provided a proposal to the Board for consideration regarding an enhancement of the East monument area off Immokalee Road. There was also a discussion of adding fencing between the monuments and the Carlton Lakes Fence at the main entrance and the Eden Berm. Katy also discussed the center islands and the upcoming project on the boulevard with regards to Feather Sound.
 - Security- Ted Farah gave a security update and stated that Cypress Access’ proposal was what was voted on and approved. He then went over some of the features of the new computer system and software and stated it should be available in the upcoming weeks. It was also stated that the updated system will be much more reliable.
 - Document Update- Susan Mulgrew stated that the document rewrite is still in process and will be completed in 2020.
 - Lake’s Committee Report- Tom Guthrie didn’t have a report but did answer questions from an attendee with regards to the fertilizer from the golf course fairways being one of the biggest obstacles when it comes to controlling algae.
- 6. Old Business-**
 - Eden Berm- Susan Mulgrew discussed the Eden Berm and the work that needed to be completed to clean up that area. Susan then asked the Board to approve to two invoices to get that area cleaned up. Katy moved to

approve the invoices, and tom Ewert Seconded the motion. A discussion ensued. An attendee asked if the project is within budget and it was determined that the funds from 2019 were never used since the wall was under construction so there were funds available and within budget.

- Tree Trimming- Victor Cintron reported that when he was onsite a few weeks prior that the tree trimming had commenced and that he was unaware of the fact that they never completed the job until just recently. It was also reported that payment for the front of the community was being held until the entire job has been completed.
- Preserve Update- Victor reported that Matt Broscius of SFWMD contacted him earlier that day. It was stated that Mr. Broscius has received a report from Woods and Wetlands and now the association will be required to complete a finish report that needs to go SFWMD. Victor then stated that he forwarded Mr. Broscius' email to the board, which goes over the next steps moving toward compliance.

7. New Business-

- Election Reminder- Susan Mulgrew stated that the association is now accepting Notices of Intent to be a board member and to get them to Victor Cintron before the deadline if interested.
- New Fountain Update - The fountain which the Board wanted to repair for re-use in Lake 8 can no longer be found there. Tom will investigate other options.
- ARC- Susan went over two ARC's that were given to her at the beginning of the meeting. Robert Shultz moved to approve the ARC's, provided they were approved this week by the SFHA, Katy Wrede seconded the motion and with no opposition the motion passed.
- Sink Hole on Ashford- Victor reported on the two proposals to repair the sink hole. Honc stated that they cannot give an estimate until they know what the issue really is. Berner Construction gave an estimate but stated it was contingent upon the extent of the damage. Susan stated that Clay Winfield discussed the situation with her and mentioned that he could provide a vendor. It was discussed and determined to try to get another proposal from Clay's recommendation.
- Gate House - Interior of the Gatehouse has been painted inside and cleaned. Susan stated that new blinds will be installed in the coming weeks. The street lights were also discussed - need to contact FPL for repair of 2 along the Boulevard, Vesta for Christmas Palm Lights and 8 up lights on Medjools

8. Adjournment- After all attendee's questions were answered and with no further business for discussion, the meeting was adjourned at 5:38 pm.

Respectfully submitted,



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