

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

**May 19, 2020 at 4:00 PM**  
**Club at the Strand, 5840 Strand Blvd., Naples, FL 34110**

1. **Call to Order:** Called to order at 4:03 p.m. by Susan Mulgrew
2. **Determination of Quorum:** Quorum. Present were: Susan Mulgrew- President, Ted Farah – Director, Tom Ewert – Vice President, Tom Guthrie Treasurer, Diane Parisi – Director, Robert Shultz – Director, Katy Wrede – Director Michaela Neumann– Vesta Property Services.
3. **Proof of Notice of Meeting:** Proof of meeting notice posted in accordance with Florida State Statutes.
4. **President’s Welcome and Remarks-** Susan Mulgrew provided an overview including remarks concerning Board concerns for Summer Membership provided by the Club. Met with Elvis and Clay to discuss concerns. Summer Members not to receive gate stickers.
5. **Approval of Meeting Minutes:**  
  
***MOTION: A motion was made to accept the minutes as presented***  
***Motion: Katy Wrede Second: Diane Parisi***  
***Motion passed unanimously***
6. **Treasurer’s Reports-**
  - Tom Guthrie provided financial details for 1<sup>st</sup> quarter, cash flow position and cost share with Commercial and Club.
7. **Director’s and Committee Reports-**
  - **Landscape Report:**
    - Island changes: Katy meeting with Landscape Architect to go over options.
    - Ashford Lane sod strip to be mowed by Mainscape to maintain the area
    - Irrigation break by sidewalk Sawgrass Entrance completed.
    - Feather Sound project berm Katy working with Board President.
  - **Lakes Committee Report-** Tom Guthrie provided overview of the following:
    - Installed Bio-Blocks to reduce algae, another treatment is scheduled for late July, Lake #4 was suggested to also be included due to algae issues.
    - Littoral Plantings proposal for Lake 1, install to take place in June, irrigation provided once a week until rainy season is in effect.

- Next year's project on the lake bank side by the Golf Course proposed as cost share with the Golf Club.
- **Security Committee Report** - Ted Farah gave a security update of the following:
  - New phone line contract to be signed
  - Suggested workshop be held to introduce use of new security system
  - Roving Guard option to be looked at for concerns such as parking issues, garage doors kept open etc.
  - Better cameras to be installed on the back gate
  - Current Security Company to be reviewed for services, other options provided by different Security vendors.
- **Document Review Report** - Susan Mulgrew and Tom Ewert provided overview of the following:
  - Document has been significantly reduced on size, still working on items such as Back Gate usage, Term Limits for Architectural controls.
- **Preserve Committee Report**- Tom Guthrie provided overview of the following:
  - Researching requirements to obtain our permanent permit which should have been completed several years ago by SFWMD. Preserve Maintenance to be completed by end of May by Woods and Wetlands, report to be submitted to Southwest Florida Water Management District (SFWMD).

## 8. Old Business-

- Sign Project update- Susan Mulgrew provided overview of proposed signage throughout the Main Blvd. Amount up to \$14,000 was approved and quote for new signs came in below \$10,000. Signs to be installed by end of May.
- Wedgewood ARC request for change in Roof and paint – Wedgewood Board provided overview of project.

Board concerned with providing harmonious pallet with Strand neighborhoods.

**Motion to approve option 2, or provide toned down white color for option 1 and 3.**

**Motion: Tom Ewert Second: Tom Guthrie Second**

**Motion carried 4to3(Opposed: Katy Wrede, Ted Farrah, Tom Guthrie).**

- Trash Pickup-  
Vendor to sign in at Guard House when maintenance is performed on public and private road. Obtain quote for once a week for Strand Blvd trash pickup as well.
- Thank you Scoop Editor – The Board of Directors wanted to extend a special thank you to Virginia Burkley for her services as the Scoop Editor.

**Motion: To purchase a \$100 Gift Certificate from the Club for Virginia Burkley as a thank you for her services**

**Motion: Tom Ewert Second Tom Guthrie**

**Motion passed unanimously**

## 9. New Business-

- Water usage in The Strand- The Master Association was recently notified by Southwest Florida Water Management District (SFWMD) that our Community had exceeded its water allocation for January through March. Letter will be sent to advise all Neighborhoods in regards this issue.
- Vendor for I-75 maintenance

***Motion: To approve quote for initial I-75 clean up in the amount of \$14,600 and bi-annual maintenance in the amount of \$4500 per occurrence (\$9000 annual cost).***

***Motion: Tom Guthrie Second: Tom Ewert  
Motion passed unanimously***

- Updating Master Mailing list - email opt in template was provided, Susan Mulgrew to review email opt in form, once complete this will be sent to all Neighborhood Representatives and Association Presidents.
- Updating our Website and the Neighborhood grid update: email grid to all Presidents of the Neighborhoods and Property Managers to collect information
- Reserve Contractor- request 3 quotes for this project.
- ARC Requests: New awning in Eden, 5914 Paradise Circle  
***Motion made to approve Awning ARC  
Motion: Tom Ewert Second: Katy Wrede  
Motion carried unanimously***

## 10. Public Comments –

- Water usage SFH, 2 permits in place, one for the Golf Course and one for SFH
- Financials need to be posted on Website December 2019 through March 2020
- Sunken Paver issue, right lane by the Bridge exit towards Immokalee Road
- Mango Cay legal matters, no updates currently
- Document review once completed a copy will be provided to all owners with a presentation by the Association's Attorney.

**11. Adjournment-** After all attendees questions were answered and with no further business for discussion, the meeting was adjourned at 6:36 pm.

Respectfully submitted,



Michaela Neumann, CAM