

**The Strand Master Property Owners Association, Inc**  
**Draft Budget Workshop Meeting Minutes**  
November 17<sup>th</sup>, 2020 at 4:00 p.m.

- 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. In person: Susan Mulgrew- President, Ted Farah – Director, Tom Ewert – Vice President, Tom Guthrie – Treasurer, Katy Wrede – Director and Michaela Neumann– Vesta Property Services. via conference call: Robert Shultz – Director, Diane Parisi - Director was not present.
- 3. Proof of Notice of Meeting:** Susan Mulgrew stated that the meeting notice had been posted in accordance with Florida State Statutes.
- 4. New Business:**

- **Review of proposed 2021 Budget**

***Susan gave overview of past and upcoming projects, to include Guard house renovations including paint and new roofing, Landscape enhancements by entrance, Aerator system installation in lakes and additional littoral plant install. Center Medians have been replaced and enhance these areas. A Audit for 2020 is scheduled and Reserve Study to be done in 2021, Digitalization of records for 2021 and revision of the Declaration.***

***Tom Guthrie provided overview of the 2021 Budget draft and stated that quarterly Assessment will remain at \$364 per quarter.***

***Projected surplus \$131,000 by end of 2020.***

***Operating expenses \$116,900.***

***Security area 44K less than 2020, the software upgrade was completed, back security gate updates planned.***

***Administration increase of 38K due to legal expense, Mango Cay litigation and document re-write.***

***Audit for 2020***

***Reserve Study to be done to allocate correctly due to currently pooled reserves.***

***Public comments:***

- ***Capital contribution \$41K not used currently, this amount was combined with reserves contribution of \$71K, combined in a Money Market account which will need to be separated out.***
- ***Reserve Study questionable***
- ***Front Gate design, will this be sent out to owners via survey***

- 5. Adjournment-** After all attendee's questions were answered and with no further business for discussion, the meeting was adjourned at 4:34 pm.

Respectfully submitted,



Michaela Neumann, CAM