

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

The meeting was held on **August 17th, 2021 at 4:00 p.m.**

- 1. Call to Order:** The meeting was called to order at 4:02 p.m. by Tom Eggleston.
- 2. Determination of Quorum:** A Quorum was available. In person: Tom Eggleston- President, Tom Ewert – Vice President, Susan Mulgrew – Director, Tom Kennedy – Director, via conference call: Robert Shultz and Michaela Neumann– Vesta Property Services. Absent: Diane Parisi - Secretary, Tom Guthrie – Treasurer.
- 3. Proof of Notice of Meeting:** Michaela Neumann stated that the meeting notice had been posted in accordance with Florida State Statutes.
- 4. Presidents Welcome and Remarks:** No owners were present. Tom Eggleston wanted to make sure to lock your cars whenever unoccupied and be cognizant of your fellow drivers while on Strand Blvd. There have been two incidents in the past month and we all need to be aware of motorcycles, bikes, golf carts and other vehicles while observing the posted speed limit.
- 5. Approval of Meeting Minutes:** Approval of July 20th Board Meeting Minutes. Stand approved as read.

MOTION: Motion to accept the minutes as presented July 20th
Motion: Tom Ewert Second: Susan Mulgrew

- 6. Treasurer's Reports-**
 - Was waved

- 7. Director's and Committee Reports-**

- **Landscape Committee:**

Susan Mulgrew provided overview:

- Commercial Areas is getting continuously trimmed, plantings grow very fast during rainy season
- Eden Berm is getting maintained
- George Merrill/Single Family Homes and Susan Mulgrew met with Mainscape and Leo Jr. to determine maintenance responsibilities for borders between Strand Boulevard and SFHomes. In the area bordering Rolling Pines, it was determined Mainscape would trim entire hedge in 2022 and Leo Jr. would trim it in 2023 as the simplest way to share this responsibility. Master will remove dead palm tree in the green space near Amberwood.
- Annuals will be placed mid-September

- **Cable Committee:**

Tom Kennedy provided overview

- Contract was received reviewed and accepted. Contract was sent to Attorney for review, prior to approval. It was suggested to keep as

presented. 90 day change for changing of equipment will be extended by Comcast due to lack of availability of the product.

MOTION: Motion to accept the 5 year Comcast contract

Motion: Tom Ewert Second: Susan Mulgrew

- **Security Committee:**

Tom Eggleston provided overview

- Booklet is in progress for final review
- Announcement for gate car transponder distribution process will be sent out to all.
- Cost is \$15 per transponder, check or money order only accepted for payment.

8. Old Business:

a. Reserve Study update:

Tom Eggleston provided overview

- Reserve Advisor met with BOD and completed on site inspection. Anticipated Reserve Study Report in early September.

b. Lake Assessment update:

Tom Eggleston provided overview

- Lake 10 Aerator System install had begun, including request for electrical service installation. Solitude had the lowest quote for the aerator system which will be installed once electrical service is in place.
- Solitude completed the Lake Restoration testing and water sampling las last week and the report should be ready by end of August. This data will be the foundation for your 5 year lake restoration plan.

c. Fence Proposal update:

Tom Eggleston provided overview

- Fence proposal was received for the Perimeter Walls around The Strand but needs revision to add the following: Near Talis Park there is an area where fencing is entirely missing, this would be a Golf Course responsibility and not The Strand Master. Board brought this to the Clubs attention.
- Ashford Lane Preserve #3 needs more clean up, BOD is looking into it

9. New Business:

a. Insurance Workshop Scheduling:

Tom Eggleston provided overview

- Meeting will be held August 31st @ 3 pm

b. Gatehouse Bonus Discussion:

Susan Mulgrew provided overview

- The guards were out of a functional guard house for over 6 month and made needed accommodations for the Community.
- Suggested \$1,000

MOTION: Motion to provide a bonus of \$1000 to the Gatehouse

Motion: Tom Ewert Second: Tom Eggleston

- **Public comments:**

- Is the fence repair in the budget, yes
- Need height clearing sign on the Gate house

Next meeting September 21st 2021 at 4 PM.

10. Adjournment:

After all attendee's questions were answered and with no further business for discussion, the meeting was adjourned at 5:14 pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Michaela Neumann".

Michaela Neumann, CAM