

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

The meeting was held on **September 21st, 2021 at 4:00 p.m.**

- 1. Call to Order:** The meeting was called to order at 4:00 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, Diane Parisi - Secretary, Tom Guthrie – Treasurer, Michaela Neumann- Vesta Property Services. absent: Robert Shultz - Director
- 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:** Tom Eggleston welcomed owners and discussed summer project that were completed including Guardhouse Roofing Project, Reserve Study Completion and Lake Study.
- 5. Approval of Meeting Minutes:** Approval of Board Meeting August 17th Board meeting minutes.

MOTION: Motion to accept the minutes of the August 17th, 2021 with the following changes:

Landscape report:

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.

Motion: Tom Ewert

Second: Diane Parisi

- 6. Treasurer's Reports-** Tom Guthrie provided overview of July Financials
Tom to provide report
 - a. 2022 Budget Schedule:** Tom Guthrie provided overview
 - I. September 27th Strand Master Board Distribution
 - II. October 4th Neighborhood President Distribution
 - III. October 4th through 8th Homeowner Distribution
 - IV. October 27th Strand Master Budget Community Workshop
 - V. November 16th Strand Master Budget Approval (November BOD Meeting)

7. Director's and Committee Reports-

a. Landscape Committee:

Susan Mulgrew provided overview:

- Trimming was done this week, September is trim month after summer season.
- Area across island 9 by the tennis court is often overgrown. This was trimmed back but should be addressed by the Golf Course.
- Island 4 and 5 hibiscus need to be replaced due to safety concerns
- Hibiscus in all islands are suggested to be removed since they stop blooming after 4-5 years
- Commercial area bougainvillea's have been trimmed back. Growth Inhibiter treatment was applied, no cost to the Master Association, done to keep them manicured.
- Eden Berm was cleaned up. Need get invoice from Mainscapes.

b. Cable Committee:

Tom Kennedy provided overview:

- Contract was signed, waiting to get the contract back from Comcast.
- Letter for the consultant needs to be developed, Tom Ewert was asked to assist with draft.

c. Security Committee:

Tom Eggleston provided overview

- General Ledger line was created for new transponders and will be picked up every week by Vesta for deposits.
- Continue to have incidents at the gates
- Propose to eliminate old barcodes November 1st, 2021. Communication to be provided to Neighborhood Representative and Community Presidents.
- Routers went bad, Cypress Access placed edge switches. Cost was over \$800. Needed to be done for cameras to operate properly.
- Sign to be replaced by back gate to advise this is a resident's only gate access, inside and outside or possibly posted on the gate.

MOTION: Motion to approve to deactivate old barcodes and activate new transponders by November 1st.

Motion: Diane Parisi

Second: Tom Ewert

d. Reserve Study update:

Tom Guthrie provided overview

- Reserve Advisor met with Tom Guthrie and Tom Eggleston and a report was provided that shows useful life expectancy on various items.

e. Lakes committee:

Tom Guthrie provided overview

- Lake restoration report was provided by Solitude, the report will be used to develop the Five Year Lake Restoration Plan. Recommendations were provided for each lake, the committee will look into priorities for treatment and moneys allocated to each. Meeting scheduled with Solitude on October 6th to develop 2022 Projects.

f. Fence Proposal and Timeline:

Michaela Neumann provided overview

- Carlton Lake fencing and property chain lake fencing around the community to be repaired
- Vegetation removal at Carlton Lakes by Mendoza for \$6800

MOTION: Motion approve estimates from Carter Fencing in the amount of \$9950 perimeter wall fence repair and vegetation removal. \$100 per hour labor with estimated 24 hours estimated.

**Carlton Lakes area by Carter Fence in the amount of \$2300, and Jesse Mendoza \$6500 vegetation removal.
Motion: Tom Guthrie Second: Diane Parisi**

8. New Business:

a. ARC approval:

- Feathersound Painting

**MOTION: Motion approve Feathersound new color palate colors
Motion: Susan Mulgrew Second: Susan Mulgrew**

- 5950 Ashford Lane, Walton Roof replacement

**MOTION: Motion approve 5950 Ashford Lane, Walton roof replacement.
Motion: Tom Ewert Second: Susan Mulgrew**

- 5909 Hannon Roof replacement

**MOTION: Motion approve 5909 Ashford Lane, Hannon roof replacement.
Motion: Tom Ewert Second: Tom Kennedy**

c. Removal of the trees in the Preserve Area and Amberwood:

Tom Eggleston provided overview:

- A dead Palm tree located at front entrance of Amberwood.

**MOTION: Motion approve removal of dead Palm tree by Amberwood not to exceed \$475.
Motion: Tom Ewert Second: Tom Eggleston**

- A dead tree was reported in the Preserve Area which could cause damage to SFH, certified arborist was required to do the work per South water district.

**MOTION: Motion approve removal of dead tree in the Preserve Area in the amount of \$1200.
Motion: Diane Parisi Second: Tom Ewert**

b. Change of Attorney:

Tom Eggleston provided overview

- Current Attorney Steve Adamczyk has moved to a different firm. Option to stay with current firm or move over to the new firm. Finish documents with Steve Adamczyk to finish the Bylaw revisions. Short term stay with GADC for now. Tom Ewert will review options and provide update at next Board Meeting

c. Update Bylaws Update and Implementation Plan:

Tom Ewert and Susan Mulgrew provided overview

- Changes mainly were done to the ARC sections and suggestions by residents.

- Suggested to review new documents during the budget workshop. It was proposed that Steve Adamczyk the meeting to answer owners questions.
- Revision sent to all Neighborhood Reps and Sub-Associations Board Presidents.
- Questions to be submitted pre-meeting and have a vote after that.
- Cost share agreement contract with the Club is coming due January 2022. This will have to be looked at and reviewed.

9. Public comments:

- Was faded stripping addressed on the Master Blvd. not at this moment.

10. Adjournment:

After all attendee's questions were answered and with no further business for discussion, the meeting was adjourned at 6:04 pm.

Respectfully submitted,



Michaela Neumann, CAM