

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

The meeting was held on **October 19th, 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, Robert Schulz - Director, Tom Guthrie – Treasurer, Michaela Neumann- Vesta Property Services. absent: Diane Parisi - Secretary
- 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 stated that lot of items are currently in progress for 2021.

Overview:

- a) 2022 budget review
- b) bylaws review,
- c) Landscaping enhancements
- d) Lake Improvements
- e) Fencing Projects

- 5. Approval of Meeting Minutes:** Approval of Board Meeting September 21st Board meeting minutes.

MOTION: Motion to accept the minutes of the September 21st, 2021
Motion: Tom Guthrie Second: Tom Ewert
Motion passed unanimously

6. Treasurer's Reports-

Tom Guthrie provided overview of August Financials and overview of budget timeline

a. 2022 Budget Schedule: Tom Guthrie provided overview

- i. October 27th Strand Master Budget Community Workshop
- ii. November 16th Strand Master Budget Approval (November BOD Meeting)

7. Director's and Committee Reports-

a. Landscape Committee:

Susan Mulgrew provided overview:

- Island 3,4, 5 and 9 will receive new plants. They are currently prepared for install
- Ginger plants will be trimmed throughout the community
- Island 12 and 13 had irrigation breaks which made new plants wilt but they should recover
- Medjool Palms were trimmed to get them ready for Holiday Lights in October
- Palm tree trimming will take place November 15th.

- Carlton Lakes area was not maintained for some time, Susan drafted a letter to PM and Board President to address this issue with Carlton Lakes and it was cleaned up within 2 weeks of the letter being received.

b. Cable Committee:

Tom Kennedy and Tom Eggleston provided overview:

- Contract was signed on each end.
- Letter from Comcast will be provided for install information to all owners, November 1st is new contract starting date.
- The Strand has its own representative for the account.
- Meeting from Comcast to be held at the Clubhouse for owners to provide overview.
- Supply shortage of cable boxes was mentioned as potential issue.

c. Security Committee:

Tom Eggleston provided overview

- Eliminate old barcodes, activate new system by November 1st, 2021. Although we have an ample supply of Transponders we have ordered additional transponders. As long transponders are shipped before November 1st the starting date will be held but can possibly be moved to December 1st effective date
- Sign to be placed by back gate to advise this is a resident's only gate access, inside and outside of gate or possibly posted on the gate itself.

d. Change of Attorney update:

Tom Ewert provided overview

- 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

e. Schedule for Removal of Trees in Preserve Area and on Amberwood:

Michaela Neumann provided overview

- Woods and Wetlands will remove tree in the preserve area by October 22nd.
- Dead Palm tree will be removed by Aracely Mendoza, not to exceed \$300. This will be done in November during the Palm tree trimming, starting date November 15th.

Fence Proposal and Timeline:

Michaela Neumann provided overview:

- Carlton Lake debris removal will be completed by October 26th, Carlton Lake fence repair is scheduled for November 16th. The Strand fence repair will start November 29th. Fencing and property chain lake fencing around the community to be repaired

f. Lake report:

Tom Guthrie provided overview:

- Solitude completed the Lake Restoration Study and it was reviewed with the Lake Committee. 5 year plan will be developed based on the report findings.
- Lake 10 and 15 Restoration Study findings were reviewed in detail as both were initially rated as stable and healthy however lingering algae problems persist. It was agreed to reevaluate both lakes in December after further treatments.
- Lake Erosion Study not yet finalized will be available in November

- Prior lake vendor installed some littorals in 2020/2021 and not all plants took. It was agreed to split the cost 50%.

MOTION: Motion to pay half of the outstanding invoice in the amount of \$3150

Motion: Tom Guthrie Second: Tom Ewert

Motion passed unanimously

8. New Business:

a. Bylaws Update and Proposed Timeline:

Tom Ewert and Susan Mulgrew provided overview:

- Revised and updated bylaws to be provided to all Board Presidents, Neighborhood Representatives, and owners to allow ample time to review and submit questions to attorney.
- Steve Adamczyk made some suggestion and updated document will be sent to the Board and owners for review.
- Cover letter will be included which mentions major changes
- November 16th is a suggested date to initiate review.
- Cost share agreement contract with the Club is coming due January 2022. This will have to be looked at and reviewed

c. 3rd Party Payment Restrictions:

Tom Guthrie provided overview:

- Issues were found if owner would try to use Fannie May or Freddy Mac home loans, it would not be approved due to the mandatory Social Membership of the Club.

9. Public comments:

- Meeting minutes don't show approval, only motions. This was suggested to be changed.
- Mango Cay litigation still ongoing, this was settled and The Strand Master has closed the litigation.
- Lake 10 issues, healthy lake levels were found. Algae matts and invasive plants were found for deep water and are treated. If this would not be successful Asian carp fish could be placed to eat the Algae and invasive plants, however healthy plants could be effected.

10. Adjournment:

After all attendee's questions were answered and with no further business for discussion, the meeting was adjourned at 5:10 pm.

Respectfully submitted,



Michaela Neumann, CAM