

The Strand Master Property Owners Association, Inc
March 16th, 2021 at 4:00 p.m.

1. **Call to Order:** The meeting was called to order at 4:03 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 – Secretary, Robert Shultz – Director, Diane Parisi – Director and Michaela Neumann– Vesta Property Services.
3. **Proof of Notice of Meeting:** Susan Mulgrew stated that the meeting notice had been posted in accordance with Florida State Statutes.
4. **Presidents Welcome and Remarks:** Susan reminded residents that if they are not receiving the Master Newsletter, they should fill out an OPT IN form found on the website under the Newsletter Tab and send or email to Vesta.
5. **Approval of Meeting Minutes:** Approval of Board Meeting minutes of January 14th and January 19th minutes. Hearing no objections from the Board, minutes stand approved as presented.

MOTION: Motion to accept the minutes as presented on February 16th.
Motion passed unanimously

6. New Business-

7. Treasurer's Reports-

Treasurer Tom Guthrie provided overview of the November Financials:

- Operating Cash \$236K Reserve Cash \$412K
 - Full Year Income projected at \$161,400
 - \$100K Front Entrance Redesign, \$55K Front Entrance Fence and Landscape, \$35K Back Gate Redesign offset in part by (\$22.7K) Legal Costs
 - Club and Commercial scheduled to pay balance of 2020 Cost Share Billing. Club 2019 reconciliation continues.

8. Director's and Committee Reports-

Lake's Committee Report - Tom Guthrie noted that an RFP was sent to four vendors, three vendors provided proposal: Lake Doctors, Florid Aquatics and Solitude Lake Management. Committee selected Solitude because of their experience working in Golf Communities that have similar issues to The Strand.

MOTION: Motion to accept Solitude Lake Management proposal with a first year cost of \$35,236.

Motion: Tom Guthrie Second: Katy Wrede

Motion passed unanimously

Landscape Committee: Katie Wrede provided overview.

Several burned sod strips along the Blvd, issues with irrigation. Some plants have died in the new median near main entrance; plants are under warranty and will be replaced.

Susan Mulgrew thanked Katy Wrede for her hard work and dedication during her four years as Landscape Chair.

- **Security Committee report** – Ted Farah provided overview:
 - New equipment was installed at the back gate, barrier arms now have lights for better visibility.
 - New arms on the front gate were installed, also with lights. Gate instruction manual will be provided and a website created for owners.
 - Future project will include new camera installation which will include license plate recognition and infrared after dark reading of plates at the back gate for better security.

- **Mango Cay update** – Tome Ewert provided overview:
 - Request for summary judgement. Both sides presented their positions on Friday, March 12. Awaiting ruling. If no ruling, case will proceed to trial.

9. New Business-

- Approval of Audit contract. 3 proposals were received.

MOTION: Motion to approve the Audit with Cindy D’Artagna in the amount of \$5000.

Motion: Katy Wrede

Second: Tom Ewert

- **Update on the Strand Boulevard spill near Eden:**
 - The Attorney sent final offer to settle for damages, if not settled, the BOD will sue ONYX.

- **Wedgewood building paint:**
 - Filed an injunction on Feb. 25. However, Wedgewood continues to paint their buildings, ignoring the injunction. Board waiting for legal response.

- **Update on Document Revisions :**
 - The proposed changes from the first draft were sent to all Presidents and NR’s. If there are more questions or requested changes, please send to Tom Ewert and/or Susan Mulgrew for review and consideration.

- **ARC approvals :**
 - 5937 Ashford Lane Berlinghieri Pool cage replacement

MOTION: Motion to approve 5937 Ashford Lane, Berlinghieri Pool cage replacement.

Motion: Tom Ewert

Second: Katy Wrede

Motion carried unanimously

Public Comments:

- Resident asked to speak regarding excessive noise from I-75 looking for solution to solve this issue. Golf Club owns the wall and adjacent areas, thus far has shown no interest in adding vegetation. Install of trees on I-75 side not feasible due to non-existing irrigation and steep bank.

- Clubside President presented four color boards with two roof samples for the Community. Light beige will have a brown roof. All others would have a black roof. The Board was asked if there are any color schemes that would NOT be approved. The Board did not have any objections to the color schemes provided. For final approval, two choices will be presented by Clubside.
- Feathersound enforcement issue regarding oversized truck parking. Feathersound will take the lead in enforcement but Master will serve as back up.
- Financial Statements to be placed on website, revised documents to be placed on the website as well.
- Gatehouse repair and permitting not a Master responsibility...Club waiting for County permit to start repairs.

Adjournment- After all attendee's questions were answered and with no further business for discussion, the meeting was adjourned at 5:17 pm.

Respectfully submitted,

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

Michaela Neumann, CAM