

The Strand Master Property Owners Association, Inc
Budget Workshop Meeting Minutes
October 27th, 2021 at 4:00 p.m.

1. Call to Order: The meeting was called to order at 4:01 p.m. by Tom Eggleston.

2. Determination of Quorum: A Quorum was available. In person: Tom Eggleston- President, Tom Kennedy – Director , Tom Ewert – Vice President, Tom Guthrie – Treasurer, and Michaela Neumann- Vesta Property Services; absent: Robert Shultz – Director, Diane Parisi - Secretary and Susan Mulgrew – Director.

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 2022 Budget**

Tom Eggleston provided overview of 2021 accomplishments:

- Completion of Guard house renovations including paint and new roofing
- Reserve Study was completed
- 5 year Comcast contract was signed
- Lake study was completed with a 5 year action plan
- Landscape enhancements by front entrance is in progress,
- New transponder program was implemented
- New cameras have been install by the back gate with 24/7 surveillance
- Looking to develop committee's to assist with projects

Tom Guthrie provided overview of the 2022 Budget draft:

- Quarterly Assessment will remain at \$364 per quarter.

2022 Budgeted Projects:

• Rear Entrance Signage Replacement	\$ 2,000
• Golf Course Crossing Sign Improvements	\$ 3,500
• I-75 Wall Interior Power Wash	\$ 20,000
• Strand Blvd. Landscape Plant Replacement	\$ 35,000
• Lake and Water Quality Improvement	\$ 75,000

2022 Budgeted Project Carryover:

• Front Entrance Design and Security Improvements	\$ 100,000
• Landscape / Fence Strand Blvd./Golf/Commercial	\$ 55,000
• Archive Record Digitization	\$ 2,000

2022 Year Goals:

- Finalize Updated Bylaws
- Complete and Implement Planned Projects
- Continued Development of Common Areas
- Prioritize and Implement Lake Study Recommendations
- Continue to Enhance Safety and Security
- Continue to meet Reserve Study Requirements
- Continually Investigate Community Improvements
- Meet Regularly with Neighborhood Presidents to better understand Community Needs
- Provide Community Updates

5. Owners comments:

- Are 4 boxes with new Comcast contract included
- Power washing of I75 wall, special treatment was suggested
- Change on re-charge wells? Still included in the Reserves

- Comcast refund to owners with new contract: \$100 per unit, refund per sub-association will be provided.
- Newsletter question: IContact was used in the past
- Who maintains the road: all Sub Association maintain their own and The Strand Blvd is maintained by The Master Association.
- Google maps sent guests to the back gate: this was tried to be fixed several times without any luck.
- Where are the wells located, what are they for: they are located throughout the community near the lakes and locations such as Rolling Oaks, Amberwood road, and back of trophy Club, these pumps put water back in the lakes since the water for irrigation is used from the lakes.
- Signs for the back gate that transponders are needed to leave the back gate will be installed when the activation of the new transponders is taking place.
- Comcast: did the value package increase, yes less expense for owners with free upgrades.

6. Adjournment- After all attendee's questions were answered and with no further business for discussion, the meeting was adjourned at 4:44 pm.

Respectfully submitted,



Michaela Neumann, CAM