

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

The meeting was held on **January 19<sup>th</sup>, 2021 at 4:00 p.m.**

1. **Call to Order:** The meeting was called to order at 4:01 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 Mulgrew welcomed all owners and provided summary remarks regarding roof damages reported to the Gate House caused by an oversized vehicle. The Board has provided information to the Club, since the Club owns the building.
5. **Approval of Meeting Minutes:** Approval of Budget Workshop and November minutes, both held on November 17<sup>th</sup>.

**MOTION: Motion to accept the minutes as presented:**  
**Motion: Katy Wrede      Second: Tom Ewert**  
**Motion passed unanimously**

**6. New Business-**

**7. Treasurer's Reports-**

Tom Guthrie provided overview of the November Financials:

- Profit for front gate project due to project for the back gate
- \$23 K on legal expense

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

**Landscaping Committee Report** – Katy provided overview of the following:

- Feather Sound Berm and first island by gate have been redone.
- Plant replacement took place at Wedgwood, Croton replacement by Golf course near Trophy Club completed, overgrown shrubs were cleared out by back gate.

**Lake's Committee Report** - Tom Guthrie provided overview of the following:

- RFP approved for new Lake and Wetland vendor, 4 vendors were selected.

**MOTION: Motion to approve the Lake and Water Management RFP and receive a quote back within 2 weeks.**

**Motion: Katy Wrede      Second: Tom Ewert**  
**Motion passed unanimously**

- **Security Committee report** – Ted Farah gave a security update of the following:

- RFP provided and will get quotes for the back gate project
- Working on a manual for owners
- **Document Committee report** – Tom Ewert gave a of the following:
  - Completed Document updates are under review with the Board, once NR's and Presidents review, owners will be able to view them on the website. Any owner's comments or questions should be sent to Tom Ewert and Susan Mulgrew.
- **Telecommunications Research Committee report** – Ted Farah made remarks on the following:
  - Technology will change over the next view years, research is currently being done on options for our community

## 9. Old Business-

- Preserve Remediation required by SFWMD:
  - Tom Guthrie reported sign sample was provided to SFWMD, location of signs to be determined. No other inspections will be done till May by SFWMD.
- Repair of Sealcoat spill in front of Eden:
  - Spill on Strand Blvd, Susan Mulgrew involved the Attorney since the vendor will not correct the damages. Will seek legal opinion on banning from community.
- Request for the Board Opinion on Suitability of New Metal Roofs of Clubside:
  - Vendor provided updated information that was requested.
  - Galvanized presented but zinc and aluminum coding is the correct material. Warranty will cover any rust issues.
  - Board Member questioned if Clubside residents had approved and response was they had not.

**MOTION: Motion to allow Clubside to install Metal Roofs as presented to the Board.**

**Motion: Katy Wrede                      Second: Tom Ewert**  
**Motion carried 1-6 (Opposed: Robert Schulz)**

- Berm I75 berm has received additional clean up to improve its appearance at no additional cost.
- Mango Lawsuit: Susan Mulgrew provided information that a closed meeting was held on January 14<sup>th</sup> with Board and Attorney. Tom Ewert provided that discovery is ongoing, mediation is court ordered for January 27<sup>th</sup>.
- **ARC approvals :**
  - 6021 Ashford Lane Generator install concern, 24 foot utility easement was and a 3 foot encroachment onto the easement. Owner to provide waver/signed off permit.

- Pinnacle color change of buildings. Board concerned about the white color choices and requested samples, provide roof tile and paint, tabled till the next board meeting.

#### **10. New Business**

- Annual meeting scheduled for March 30<sup>th</sup>, undecided at this time whether or not to hold meeting "in person" due to COVID19. 1<sup>st</sup> Notice will be go out soon. Any resident who wishes to run for Board can contact Susan or any other Board Member for information.

#### **Public Comments**

- Well on rolling oaks, timer set during the day, request to reset at night.
- Questions regarding Cable Committee – fully staffed at present
- Questions regarding transponder purchases – not available yet.

**11. 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