

The Strand Master Property Owners Association, Inc
Workshop Meeting Minutes
May 13th, 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: Ted Eggleston- President, Tom Ewert – Vice President, Tom Guthrie - Treasurer, Susan Mulgrew – Director, Robert Shultz – Director, and Michaela Neumann– Vesta Property Services. Absent: Diane Parisi - Secretary and Tom Kennedy - Director
- 3. Proof of Notice of Meeting:** Michaela Neumann stated that the meeting notice had been posted in accordance with Florida State Statutes.

4. New Business:

- Landscape Proposals- Susan Mulgrew to provide update on Landscape proposals.
 - Once of gate house is completed the work should begin, cost shared 90/10 with the Club. Neal Dorrill provided some input to help with the projects and stated Hole Montes was the original Engineer last island before the flagpole to remove hardwoods in this island and enhancements. Crosswalks were looked at to be added for people safety. County might be favorable for widening but all this would need a plan.
 - Goetz: further office location with possible charge for mileage, is asking for the original site plan, gatehouse was stated not to have too many changes, color change to a white option. Lighting plan was included. Cost \$22,100.
 - OPI: positive very close, site plan to be scratch out if need be if original not available. Wanted to remove columns and modernize the gate house, use like white shade color. Lighting was not proposed but BOD would like them to consider. South of office building random trees were left after the hurricane and to be considered for enhancements (phase 3), \$15,500 in total, completed in 2 phases. 60 days out for a start date.
 - Susan recommends OPI which focus on Communities, Gets does more commercial projects. Perhaps the contract should be looked at by the Attorney.
- Reserve Study- Tom Guthrie to discuss potential companies for Reserve Study
 - Tom provided overview of a reserve study, 3 bids were solicitude. Reserve Advisor more online capabilities including engineers on staff Facility advisors are accounting driven, drew Isaac have engineers on staff. Tom recommends Reserve Advisors.
- Comcast Contract- Tom Kennedy to provide email with current status of new Comcast Agreement.
 - Tom Eggleston shared Tom Kennedy's comments:
 - Current 5 year contract 62.92 per home monthly, 3% annual increase.
 - New contract: 5 years, cost \$ 72,92 per home monthly, includes 3 ~~more~~ boxes and main box. Also included is free install, ~~no cost~~ and internet. No consultant due to new contract, looked over by the Attorney and letter to be sent to consulting vendor to terminate the contract currently in place and pay out reminder of current contract. Maximum 4 % increase per year.

- Wedgewood Paint Issue- Board to discuss next steps
 - Temporary injunction hearing was done, judge did not issue a temp injunction. Next step permanent injunction disinclined by Judge to go forward with it. Next step to discuss this with the Attorney.
- Security Update- Board to discuss current status and assign individuals to lead this project:
 - Transponders arrived, plan to be implemented an additional workshop is needed. Gate damages keep reoccurring and new infrared cameras should be installed. Ted Farah would be a potential advisor for this project.
Look into a safety process so gates do no longer close on top of vehicles. Looking for volunteers for this project, have David join the work shop.
- Onyx-Review of current status of lawsuit and next steps:
 - Tom is looking for a volunteer to take on this project and bring it to a finish. Either close this issue, this is currently cosmetic and re-sealing would be very visible. Sandblast the area was suggested, invoice to be presented by the Attorney with Onyx.
- Ashford Lane – Michaela to provide overview of Ashford Lane Sidewalk Problems.
 - Trip hazards were reported on the side walk, needed clarification who is responsible for side walk, I is not sever enough to repair. Get with Virginia,
- Other Discussion Items
 - a. Invoice Approval, set up Tom Eggleston as a viewer for invoices
 - b. ARC Process, process to be looked at and looking for a committee.
 - c. Newsletter: should it be continued, frequency of distribution. Update database to start. Perhaps a 3rd party vendor is being used. Perhaps PM's can sent out information to owners via their data base.

5. Adjournment- After all attendee's questions were answered and with no further business for discussion, the meeting was adjourned at 6:00 pm.

Respectfully submitted,

Michaela Neumann

Michaela Neumann, CAM