

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

The meeting was held on **May 18<sup>th</sup>, 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, Robert Shultz – Director, Diane Parisi - Secretary, Tom Guthrie - Treasurer and Tom Kennedy – Director and Michaela Neumann- Vesta Property Services.
- 3. Proof of Notice of Meeting:** Tom Eggleston stated that the meeting notice had been posted in accordance with Florida State Statutes.
- 4. Presidents Welcome and Remarks:** Tom Eggleston welcomed owners back for the first time since COVID19. Public comments are limited to 3 minutes today to provide an opportunity for all to speak.
- 5. Approval of Meeting Minutes:** Approval of Board Meeting minutes of April 20<sup>th</sup> minutes. Stand approved as read.

**MOTION: Motion to accept the minutes as presented April 20<sup>th</sup>.**

**Motion: Tom Ewert                      Second: Diane Parisi**

**6. Treasurer's Reports-**

- Tom Guthrie provided overview of March Financials.

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

**Landscape Committee:**

- Susan Mulgrew provided overview:
- Front gate project such to update the current look. 2 proposal were obtained for the area.  
OPI- was recommended, start would be in the next 60 days.

**MOTION: Motion to approve OPI with a initial cost of \$15,500.**

**Motion: Tom Ewert                      Second: Diane Parisi**

- Landscape inspection was done with Mainscapes and Susan throughout the Community, items such as dead plants removal and irrigation system adjustments were looked at.
- **Security Committee report –**
  - Tom Eggleston provided overview: Actions items will be developed, Security team needs to be created and a plan to be developed to distribute the new transponders.

## 8. New Business-

- **Reserve Study review :**

- Tom Guthrie provided overview: 3 vendors provided quotes. Facility Advisors, Reserve Adviser and Drew Isaac. About 6 weeks out for first availability.

**MOTION: Motion to approve Reserve Advisor with cost of \$6200**

**Motion: Tom Guthrie      Second: Susan Mulgrew**

- **Comcast Contract Review :**

- Stay with Comcast 5 year contract with additional upgrades such as DVR and 3 X-one boxes, the increase is \$10 per month per door at a cost of \$72,79. 4% was chosen which secure fees for the length of the contract.
- Consulting contract would be terminated.

**MOTION: Motion to approve 5 year Comcast contract as presented.**

**Motion: Tom Kennedy      Second: Robert Schulz**

- **Pinnacle Paint Approval:**

- Pinnacle President provided overview and color selected,  
Approval from membership took place at a Board meeting for color choices

**MOTION: Motion to approve Pinnacle Paint colors.**

**Motion: Tom Kennedy      Second: Diane Parisi**

- **ARC approvals:**

- Miller Generator 6013 Ashford Lane, was not approved, the permit is still outstanding.
- Miller Re-Painting of home 6013 Ashford Lane, Board is concerned since pre-approved palette exists and is questioning why Ana's Board would approve different colors. It was suggested to update the color palette for Ana's Place. The ARC was not approved as presented, need to get consistency from Ana's place.

- **Review of electric bid for commercial are**

- Susan Mulgrew provided overview of areas for install.

**MOTION: Motion to approve Hogue Electric estimate in the amount of \$2,448.44.**

**Motion: Susan Mulgrew      Second: Tom Ewert**

- **President Council:**

- Tom Eggleston would like to continue with the Presidents Council going forward. Fall start-up was recommended. This is not driven by the Master Association.

- **Public comments:**

- Board requested to have the speed limit sign pole to match the ~~one~~ **ones** that were used on The Strand Blvd.
- Keep the website better updated

**9. Adjournment:**

After all attendee's questions were answered and with no further business for discussion, the meeting was adjourned at 5:20 pm.

Respectfully submitted,



Michaela Neumann, CAM