

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

The meeting was held on **February 16<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 welcomed Presidents and NR’s who were present and other members of the community by phone. She noted three things: Newsletter is sent to all owners several times per year...please let Michaela know if you aren’t receiving it. The front Gatehouse repairs are being handled by the Club because they own and insure that property. One item will be added to the agenda – allowed by HOA rules - approval of The Master Associations insurance renewal.
5. **Approval of Meeting Minutes:** Approval of Board Meeting minutes of January 14<sup>th</sup> and January 19<sup>th</sup> minutes. Stand approved as read.

**MOTION: Motion to accept the minutes as presented January 14<sup>th</sup>.**  
**Motion: Katy Wrede      Second: Tom Ewert**  
**Motion passed unanimously**

**MOTION: Motion to accept the minutes as presented January 19<sup>th</sup>.**  
**Motion: Katy Wrede      Second: Tom Ewert**  
**Motion passed unanimously**

**6. New Business-**

**7. Treasurer’s Reports-**

Treasurer Tom Guthrie provided overview of the November Financials:

- \$236 K in operating
- 1<sup>st</sup> quarter are still outstanding of 2 sub association.
- Expenses such as Front Entrance for \$100 K, security fence \$55k and back gate re-design of \$35k/ \$190 legal fees and new doc re-write.

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

**Lake’s Committee Report** - Tom Guthrie reported that the Lakes Committee is seeking new vendors. Have asked four companies to bid, three responded. Committee will interview vendors on February 18<sup>th</sup>.

**Preserve and Wetland Report:** Tom Guthrie provided overview: New design for Preserves signs was approved by SFWMD. Next step is submission of a

location map for placement of new signs in April/May. Once approved, placement is proposed for June.

- **Security Committee report** – Ted Farah gave a security update of the following:
  - RFP's were sent to three vendors. Only our current vendor Cypress Access responded. Due to recent significant gate damage and open back access, it was decided to move forward with Cypress Access and replace an aging system with new components.
  - Proposal includes total costs of approximately \$29,000 which includes new posts and hinges to strengthen and repair the black gates, new lighted barrier arms for front and back gates, five new RFI readers at both front and back, and new transponders for every car. (A minimal charge to each owner for the new transponders will pay for the cost of the transponders.) License plate reading cameras will be added to the back gate, only two cameras currently installed.

**MOTION: Motion to accept gate proposal as presented in the amount of \$35K including \$6K for new cameras.**

**Motion: Ted Farah      Second: Tom Ewert**  
**Motion passed unanimously**

- **Cable Committee report** – Ted Farah offered an overview of the work the Cable Committee has been doing:
  - Committee members are: Ted Farah, Chair; Gail Ward, Susan Mulgrew, Richard Royal, Joe Cornacchio and Tom Kennedy.
  - Committee met with representative of the three companies being considered: Hotwire, Blue Stream and Comcast. The meetings were of an introductory nature to find out what services are available from each and to learn how each vendor works with their current customer.
  - Board suggested to survey the community, importance for cable committee to know data and preferences. Neighborhood Presidents will be asked to circulate survey to their communities.
- **Insurance renewal** – Susan gave update on the policy renewal. Michaela has helped the Board research a new agent due to lack of service/concern from current vendor.
  - Doug Shipp, Senior VP of Assured Partners, has reviewed and evaluated our current policy, giving many suggestions on how The Board might reduce insurance costs, including self insurance of several reserved items.
  - However, insurance renewal is due on February 20, 2021 so in order to make sure The Master is covered timely, a vote was necessary to assure continuous coverage for the Community. Tom Guthrie reported that it would be prudent to renew with Assured today at a cost of \$31,193, which is an increase from last year's premium of \$23,000. However, after 90 days, the Board can then review and reduce the cost by self-insuring some items and also asking for new bids. It should also be noted that some of the increased cost is due to general increases in property insurance. A reserve study may

also help to provide information on what items should be reserved for and what should be insured.

**MOTION: Motion to approve to renew policies in the amount of \$31,193**

**Motion: Ted Farah      Second: Katy Wrede**

**Motion passed unanimously**

## **9. Old Business-**

- Final approval of palettes for Clubside, Trophy Club, Wedgewood and Pinnacle. Clubside has asked to postpone their approval by the Master Board.
- Trophy Club will not change their palette so no specific approval required.
- Wedgewood was asked to stop painting until final approval of the Master Board has been received and they declined. It was noted that Wedgewood had come to the Board in May with three options. Only one received a temporary approval from the Master, but the Community has chosen to paint their buildings one of the two unapproved colors.

**MOTION: Motion to seek counsel for an injunction to stop Wedgewood from doing any further painting.**

**Motion: Tom Ewert      Second: Bob Schultz**

**Motion carried 6-1 (Opposed: Katy Wrede)**

Board President from Wedgewood presented overview. Wedgewood Board President said he felt their Community should see all the options and they chose one of two options that was unapproved by the Master. Wedgewood took it upon themselves to use an option that was not approved.

- Pinnacle Approval Request: A color palette was provided but among the three Board Members present, there appeared to be confusion as to what had been approved by the Neighborhood. The Board tabled the Pinnacle request until their community can sort out the details.

**MOTION: Motion to table approval of color options presented by Pinnacle.**

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

**Motion carried unanimously**

- Mango Lawsuit :
  - A mediation hearing was held on January 27<sup>th</sup> but the mediation was unsuccessful as both sides could not agree
  - Pre-trial motions and depositions will continue
- Distribution of new Documents to Presidents and NR's –
  - The Board will circulate the newly revised Documents to Presidents and Neighborhood Representatives and they should in turn, forward to their residents. Please direct any questions to Susan Mulgrew or Tom Ewert and

they will respond to all concerns. The Board hopes to receive final approval of the Documents at the March 30<sup>th</sup> Annual Meeting.

- **ARC approvals :**

- 6030 Ashford Lane Miller Pool install.

**MOTION: Motion to approve 6030 Ashford Lane, Miller Pool install.**

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

**Motion carried unanimously**

**Public Comments:**

- Question was asked if documents would be approved at the Annual Meeting section by section or as one document - the answer was that it would be one motion
- Question about the format of the meeting – undecided as yet. Waiting for updates on COVID, Board will make the decision closer to the date.

- **Annual Elections for BOD:** Notice of Intent to Run forms are due to Vesta February 18<sup>th</sup>.

**10. Adjournment-** After all attendee's questions were answered and with no further business for discussion, the meeting was adjourned at 5:59 pm.

Respectfully submitted,



Michaela Neumann, CAM