

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

The meeting was held on **January 18<sup>th</sup>, 2022 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, Susan Mulgrew – Director, Robert Schulz - Director, Tom Guthrie – Treasurer, Michaela Neumann– Vesta Property Services. absent: Diane Parisi - Secretary, Tom Ewert – Vice President 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. Presidents Welcome and Remarks:** Tom Eggleston welcomed owners and wished a Happy New Year and provided overview of upcoming meetings.
- 5. Approval of Meeting Minutes:** Approval of prior Board Meeting Minutes. This was tabled until the next BOD meeting in February
- 6. Treasurer's Reports-**

Tom Guthrie provided overview of November Financials

  - Accounts receivable, 3 communities have not paid 4<sup>th</sup> quarter. Tom has reached out to the Board Members and made arrangements to bring them current. Wedgewood, Turnberry Woods, Cypress Cove. Profit and loss statement did not show quarterly payment from settlement with Mango Cay.
- 7. Director's and Committee Reports-**
  - a. Landscape Committee:**

Susan Mulgrew provided overview:

    - Redo of 3 islands with completion within the next month. Starting with Island #10 and #11 & #20 have some visibility issues.
    - Area near SFH needs some new plants, electric post is exposed and needs new install to screen the post.
    - Mulch for Eden is still on the waitlist
    - Island #3 some plants did not survive and will be replaced under warranty, new sod is getting installed.
    - Island #4 and #5 plants need replacement, this is under warranty
    - Irrigation will need to be adjusted in some areas
    - Entrance area by signs lost some annuals which will be replaced as well
    - Owner commented on overgrowth before the Eden entrance, Susan Mulgrew will take a look at it and see who owns the area.
    - Irrigation running near Barkley after heavy rains, Susan will look into this.
  - b. Cable Committee:**

Tom Eggleston provided overview:

    - Agreement was signed
    - Zoom meeting was scheduled in December and canceled due to COVID19 case at Comcast.

- Additional information for equipment was sent out via email blast to all owners.
- Charges will be applied if owners do not get the new equipment scheduled February 1<sup>st</sup> deadline. Owner who come after that date have to call to schedule a date to avoid charges.
- 5 Clubhouses are included in the new contract

**c. Security Committee:**

Tom Eggleston provided overview

- Security on the back gate still has issues. The Gate is not closing fast enough so tailgating takes place. Vendors need to use front entrance and owners are asked to slow down until the back gate starts closing so tailgating is not possible.
- Camera's are installed and footage will be reviewed when damages take place to get reimbursement from the defender.
- Speed limits communication will be implemented in 2022 if issues occur.
- Plenty of transponders are available for owners.
- Perhaps a sign that advises to STOP by the exit gate to eliminate damages
- Owner comment: Barrier arms are staying up to long, settings get sometime compromised by weather.
- Tenants are able to get transponders if correct documentation is provided.

**d. Document Revision Update-**

Tom Eggleston provided overview

- President council had a meeting and reviewed owners , Loretta thanked Tom Ewert for his time to answer questions during the meeting. a timeline was generated and followed as it was done.

**8. New Business:**

**a. Gatehouse Refreshing:**

Bob Schultz provided overview:

- Clubhouse is very dirty, the inside needs clean up and some TLC. Will need to find out if there are any services currently provided by David Gilyard.

**b. Trash Issue in Commercial Areas:**

Tom Eggleston provided overview:

- Commercial Area should be cleaned 3 times a week by Janitorial Services. Will check sign in sheet for vendor at the Guard house to see if this takes place. If current service is not sufficient additional day should be considerate from January through April.

**c. Car Damage at Front Gate:**

Tom Eggleston provided overview:

- Front Gate arm malfunction caused damage to residents' vehicle, arm closed while the vehicle was proceeding to enter. Will check with insurance agent to see if there is coverage and a deductible.

**9. Public comments:**

- Bob Polizzotto: Gate accident caused by timing on barrier arm entries for residents and guests entering at the same time. This is an issue by the front gate entrance and not the back gate.

- (owner did not provide his name) Signs for golf carts and cars are confusing. Is it golf carts yield to cars or cars yield to golf carts? Wording should be looked at and clarification should be provided. Collier County sets presidents on how they are marked and this was followed by vendor for The Strand Master. BOD is looking into install some signs or flashing lights when golf cart is approaching the road, Club Carts added a note on their display when approaching the road.
- "NO WALKERS / NO BIKES" was suggested to post on cart path, this would be a suggestion for the Club and Golf Course, Tom Eggleston will make this suggestion to Elvis Gooden, GM for The Club at The Strand. Due to COVID residents try to social distance, it seems to confuse residents where they should walk.

**10. Adjournment:**

After all attendee's questions were answered and with no further business for discussion, the meeting was adjourned at 4:51 pm.

Respectfully submitted,



Michaela Neumann, CAM