

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

The meeting was held on **February 15th, 2022 at 4:00 p.m.**

- 1. Call to Order:** The meeting was called to order at 4:02 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, Tom Ewert: Vice President 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. Presidents Welcome and Remarks:** Tom Eggleston welcomed owners to the meeting.
- 5. Approval of Meeting Minutes:** Approval of Budget Meeting and Board Meeting minutes November 16th, 2021 and January 18th, 2022 Board meeting minutes:

MOTION: Motion to accept the minutes as presented January 18th Board meeting minutes with the following changes Tom Guthrie; to remove the 1st line, last sentence should read: Profit and loss statement did not show quarterly payment from settlement with Mango Cay. Susan Mulgrew; deleting the word view from Landscape report, first line, remove #9 on island report and add "Near" SFH to the sentence.
Motion: Tom Ewert Second: Susan Mulgrew
All in favor Motion passed unanimously

MOTION: Motion to accept the minutes as presented for Budget meeting from November 16th, 2021.
Motion: Tom Guthrie Second: Tom Eggleston
All in favor. Motion passed unanimously

MOTION: Motion to accept the Board Meeting minutes as presented from November 16th, 2021
Motion: Tom Ewert Second: Bob Schulz
All in favor. Motion passed unanimously

6. Treasurer's Reports-

Tom Guthrie provided overview of December Financials

- December financials needed adjustments before year end can be closed.
- Accounts receivable issues: Wedgewood 4th quarter of 2021 and 1st quarter of 2022 was not received. The following Associations have the 1st quarter for 2022 currently outstanding: Clubside, Pinnacle, Trophy Club, Ana's Place and Mango Cay.

7. Director's and Committee Reports-

a/ Landscape Committee:

Susan Mulgrew provided overview:

- Install for Islands 10 and 11. Island #20, some delay due to cold weather. Low visibility plants were used.
- Cart lane plantings from Front Gate to Eden had lots of overgrowth which was trimmed.
- Near the end of SFH, Calusia were installed by electric box.
- Annuals install were delayed due to frost warning; new annuals will be installed soon.
- Pine Straw was now available for Eden Berm.
- Irrigation running near Barkley after heavy rains, Susan will look into this.

b. Lakes Committee:

Tom Guthrie provided overview:

- Lakes 10 and 15 water was retested in December Report issued suggesting additional Bio Block Application for Lake 15.
- Aeration Proposals for Lakes 1,2,3,6 & 10 reviewed.
- Bio Block Proposal for Lake 15 reviewed

MOTION: Motion to accept aeration proposal for lakes 1,2,3, 6 Aeration install, amount not to exceed \$65,042

Motion: Tom Guthrie Second: Robert Schulz
Motion passed unanimously

MOTION: Motion to install aeration system for lake 10 in the amount of \$ 6.682

Motion: Tom Guthrie Second: Susan Mulgrew
Motion passed unanimously

MOTION: Motion to accept monthly Bioblock application for lake 15 in the amount of \$ 280 monthly.

Motion: Tom Guthrie Second: Tom Ewert
All in favor. Motion passed unanimously

b. Cable Committee:

Tom Kennedy provided overview:

- Very positive feedback from owners

c. Security Committee:

Tom Eggleston provided overview

- No walking or biking signs proposed to the Club to consider.
- Signs that transponder needed to enter were placed on the back gate and now less gate strikes were noticed.

d. Document Revision Update-

Tom Ewert provided overview

- President's Council provided questions to Tom Ewert for review. Some changes still need to be considered. President Council will meet again to review. Proposed to be vote during the Board Meeting in March.

8. New Business:

a. Power Washing Quote Review and Approval:

Tom Guthrie provided overview:

- This includes all sidewalks, gutters and curbs for Strand Blvd, Ashford Lane and The Strand entrance including monument sign and bridge entrance

MOTION: Motion to accept Eco Green estimate of \$9,260

Motion: Tom Guthrie Second: Tom Ewert
Motion passed unanimously

b. Janitorial Services for Gatehouse Discussion and Approval:

Tom Eggleston provided overview:

- Guard House needs some deep cleaning inside and out as well as some small renovations and paint touch up. Bi-weekly service is proposed.

MOTION: Motion to accept Maria's Janitorial Services with a start up deep clean cost of \$100 and \$160 per month janitorial contract.

Motion: Tom Ewert Second: Robert Schulz
Motion passed unanimously

c. Annual Meeting Schedule Update:

Michaela Neumann provided overview:

- The Annual Meeting is scheduled Thursday, March 31st, at 6:00PM.
1st Annual Meeting Notice was sent out to all Presidents and Neighborhood Representatives. The Notice is also posted on the website under "Important Notices" including the Notice of Intent. There are 7 open seats for 2022 with a 1 year term. On or before February 19th, 2022 the Association must receive owners written Notice of Intent to Run. Owners may submit an Information sheet on or before February 24th. Final Notice of the Annual Meeting will be provided before or no later than March 17th, 2022.

d./ Google Maps Update for directions to The Strand:

Tom Eggleston provided overview:

- Geek Guys are a 3rd party vendor was contacted and information was provided they could be changed for a fee of \$159. This will be further investigated.

Tom Guthrie mentioned the following:

- Budget of 2022: reviewed projects are in motion and scheduled. Anything over \$5000 needs to get bids.
- Quarterly maintenance for I 75 wall to be scheduled and set dates each quarter.
- Get power washing bids to get the I 75 wall power washed and treated, perhaps the Club could do the work since the equipment would be available. Summer project, each side should be done.

9. Public comments:

- Bob Polizzotto: will restriping done on Strand Blvd?
2022 is not budgeted but might have to be investigated.

- Lake 6 electricity for Aerator: Electricity usage is budgeted for \$2000 for all installations. Cost for Electrical install needs to be quoted, this is not part of the estimate for Aerator install.
- Cost share agreement with Club: Meeting has not taken place and the old cost share agreement is still in place.
- Are Late fees charged to Association's delinquencies? Policy is existing but has not been charged in some time. BOD will have to review the policy.

10. Adjournment:

After all attendee's questions were answered and with no further business for discussion, the meeting was adjourned at 5:24 pm.

Respectfully submitted,



Michaela Neumann, CAM