

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

The meeting was held on **May 17th, 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, Tom Ewert – Vice President, Tom Guthrie – Treasurer, Diane Parisi - Secretary, Susan Mulgrew – Director, via conference call: Robert Schulz – Director: and Michaela Neumann– Vesta Property Services. Director absent: 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 and will go over summer projects
- 5. Approval of Meeting Minutes:** Approval of the April 19th, 2022 Board Meeting minutes:

**MOTION: Motion to accept the Board Meeting minutes as presented from April 19th, 2022 with the following change: on the treasurers report: The shortfall amount for Comcast is \$38,400 for the year.
Motion: Tom Ewert Second: Diane Parisi
All in favor. Motion passed unanimously**

6. Treasurer's Reports-

Tom Guthrie provided overview of March Financials, balance sheet and income statement.

- There was \$33K found in the special assessment GL that was not transferred over correctly and will be going back to the operating account and not returned to owners since some hurricane expenses were paid out of operating account.

7. Director's and Committee Reports-

a. Landscape Committee:

Susan Mulgrew provided overview:

- Palms were treated for palmetto weevils
- Homeless issue found by the bridge, belongings have been left in beds and were removed, large tree needs to be trimmed and cleaned up around the monument signs.
- 40 bougainvillea's were replaced throughout Strand Blvd and some new plants will be placed at island 7 and 8. Island 12 plants need to be removed due to visual safety issues.

b. Lakes Committee:

Stuart Rappaport (Lake Committee) provided overview of electrical needs for aerator systems.

- Electrical estimates were received for Lakes 1,2,3 \$ 3,750 and lake 6 for \$7,304. Electrical needs to be completed before install takes place. Shortfall of \$3K due to special wiring needs.

c. Security Committee:

Tom Eggleston provided overview:

- Girls on bicycles were found to cause some bending of the arms, overall incident improvement have been noticed after gate arm changes were made.
- Rollover funds for gate incidents spent \$4,394,28 on vehicle damages and gate refunds at this point are at \$7,397,83.
- Google Map change: received a estimate of \$380 to make the correction.

8. New Business:

a. Livingston/Veterans Traffic Lane Update:

Tom Eggleston provided overview:

- Small area that shows some road preparation will have 4 lanes going to the east with two turn lanes and two lanes going straight across Livingston. East side construction will not take place until the signals are revamped, proposed starting date October 2022 with a 5 month time frame for completion. . Project number is 60198

b. Preserve Signage Update:

Tom Ewert provided overview: Tom Guthrie and Tom Ewert will meet and develop plan.

- No current updates available

c. Bylaws Update and Director Term Discussion:

Tom Eggleston provided overview:

- Bylaws are recorded and published on the website

d. Stand Blvd. Street Markings Improvement:

Tom Eggleston provided overview:

- Getting estimates for re-stripping due to very little visibility of current striping especially during rain events.

e. ARC approval:

- 5925 Ashford Lane, Russo: Exterior Paint

MOTION: Motion to approve ARC 5925 Ashford Lane, Russo, Exterior Paint color as presented.

Motion: Tom Ewert Second: Diane Parisi

All in favor. Motion passed unanimously

f. Resident Transponder Suspension- Tom Ewert provide overview:

Reckless Speeding incident was reported: The resident was located, letter was drafted and will be send to advise, to include deactivation of the transponder until June 30, 2022.

**MOTION: Motion to approve draft letter to be send to the resident.
Motion: Tom Eggleston Second: Bob Schulz
All in favor. Motion passed unanimously**

g. Front Gate Improvement Project- Susan Mulgrew provide overview:
Most current diagram of the revised front gate plan was provided
Not only is this for beautification but also a safety and security
improvement.

Public comments:

- Bob Polizzotto: concerns about the recharge wells, did some research and with the report found it is assumed that the recharge well pumps were shut off.
Response: Cardno shut the wells off during raining season. Timer issues have been found and will be fixed.

10. Adjournment:

After all attendee's questions were answered and with no further business for discussion, the meeting was adjourned at 5:06 pm.

Respectfully submitted,



Michaela Neumann, CAM