

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

The meeting was held on **June 21st, 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, Tom Ewert – Vice President, Tom Guthrie – Treasurer, and Michaela Neumann - Vesta Property Services. Via conference call: Robert Schulz – Director: Absent: Tom Kennedy – Director, Susan Mulgrew – 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 provide updates on landscaping, front gate project and stripping
- 5. Approval of Meeting Minutes:** Approval of the Workshop and Board Meeting minutes from May 17, 2022 Board Meeting minutes:

MOTION: Motion to accept the Workshop and Board Meeting minutes as presented from May 17th, 2022.

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

- 6. Treasurer's Reports-**
Tom Guthrie provided overview of May Financials, balance sheet and income statement.
- 7. Director's and Committee Reports-**
 - a. Landscape Committee:**
Tom Eggleston provided overview:
 - Meeting with Manscapes took place this week and advised that The Strand has a new Landscape Manager that was assigned to the account. The islands were looked at and will be updated and new plants will be installed and projects completed.
 - b. Lakes Committee:**
Tom Guthrie provided overview:
 - Bentley Electrical was contracted to do electrical install at Lakes 1,2,3 & 6 for Aerators.
 - c. Security Committee:**
Tom Eggleston provided overview:
 - Back gate was broken and will look for reimbursement of damages from the vendor.

8. Unfinished Business:

a. Street Markings:

Tom Eggleston provided overview:

- Estimates were received for Street Markings on the Strand Blvd. Tom Ewert suggested to wait until after rain season and do this late summer early fall.

MOTION: Motion to approve street marking on The Strand Blvd not to exceed \$22,755.

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

b. Preserve Signage Update:

Tom Guthrie and Tom Ewert provided overview and are working to complete the project.

c. Well Timers:

Tom Eggleston provided overview:

- Timers were replaced and are in working order

d. Front Gate Project:

Tom Eggleston provided overview:

- Susan Mulgrew is working on safety and security section; the project will be done in phases and drawings and information will be posted on the website.

e. Violation Hearing:

- hearing is coming up on June 29th due to reckless speeding of a owner's Family member. The board imposed the deactivate the transponder for 1 month. Owners appealed and asked for a hearing. Meeting notice will be posted.

9. New Business:

a. Board Member Resignation:

Tom Eggleston provided overview:

- Diane Parisi resigned from the Board of Directors and Tom Eggleston thanked her for her services. Offer was extended to Steve Sterns who was running for the Board in 2022.

**MOTION: Motion to accept Diane Parisi's resignation.
2022.**

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

**MOTION: Motion to appoint Stephen Stearn to fill the vacant director's position
For the remainder of 2022.**

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

b. Carlton Lakes Fencer quote:

Michaela Neumann provided overview: vegetation needs to be cleared out by Golf course fence line next to Carlton lakes. Once cleared out, fencing that needs replacement will be completed and any open areas that need new plants will be installed as such to provide privacy to the Golf Course.

MOTION: Motion to approve the clearing of the vegetation by the fence line on the Golf Course side near Carlton Lakes in the amount of \$6,400.

Motion: Tom Ewert Second: Tom Eggleston

- **All in favor. Motion passed unanimously**

Public comments:

- Steve Stearns asked to get bushes cut back by entrance: both sides will be done
- Electronic board is part of the front gate project

c. July Board meeting will not be held, the next meeting will be held in August.

10. Adjournment:

After all attendee's questions were answered and with no further business for discussion, the meeting was adjourned at 4:44 pm.

Respectfully submitted,



Michaela Neumann, CAM