

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

The meeting was held on **August 16th, 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, Tom Kennedy – Director, Steve Stearns- Director, Susan Mulgrew- Director and Michaela Neumann - Vesta Property Services. Via conference call: Robert Schulz – 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, Steve Stearns was welcomed on the BOD. Speeding issues were found throughout the community which were addressed and updates on landscaping, fencing and front gate project will be covered today. Any input from Residence is welcomed.
- 5. Approval of Meeting Minutes:** Approval of the June 21, 2022 BOD meeting minutes and June 29th, 2022 Board Sanction meeting minutes

MOTION: Motion to accept the June 21, 2022 Board meeting minutes as presented.

Motion: Tom Ewert Second: Steve Stearns
All in favor. Motion passed unanimously

MOTION: Motion to accept the June 29th, 2022 Board Sanction Meeting minutes as presented.

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

6. Treasurer's Reports-

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

7. Director's and Committee Reports-

a. Landscape Committee:

Susan Mulgrew provided overview:

- Several areas show heavy weed growth that needs to be addressed, the current landscape list that was created in the beginning of summer to be completed still needs some work, 2 landscape walks have been done during the summer to address outstanding issues.
- Annual flowers by the entrance need to be changed, wrong plants were planted.
- 60 – 90 days notice was suggested to be given to Mainscapes to correct issues, if not corrected in that time, new vendors bids will be considerate. Schedule a meeting with regional supervisor.

- Traffic incident caused damages to the median. This area was cleaned up and replacement is scheduled. Parties involved will be provided with the estimate for repair in the amount of \$2,274 and reimbursement sought.

b. Lakes Committee:

Stewart Rappaport provided overview:

- FPL meter for Lakes 1,2 and 3 aerator systems was installed. Solitude Lake Management can now schedule and complete the aerator system installation. New FPL service will be required for Lake 6 aerator system. Current well pump service not sufficient to for the additional aerator system load. Service will increase from 100 to 200 amp and will be located by the well pump.

c. Security Committee:

Tom Eggleston provided overview:

- Steve Stearns to be lead person for security
- Amazon Deliveries would like to get a new system installed for deliveries called "Key for Business" making more safe, secure and efficient.

8. Unfinished Business:

a. Street Markings:

Tom Eggleston provided overview:

- Estimates were received for Street Markings on the Strand Blvd. Meeting with vendor will be done to finalize, completion of project Mid- end of September.

b. Preserve Signage Update:

Tom Guthrie provided overview and are working to complete the project. Signs are being looked at that blend in better with the preserve areas. This is the last project to close out the permit from 1998.

c. Front Gate Project:

Susan Mulgrew provided overview:

- Safety and security project concerns were reported over time. A Landscape Architect, OPI, was engaged to provide plans for Safety and Security as well as beautifying the front entrance. Capital Contribution account has sufficient funds to get this project done and cost shared with the Club, no special assessment will be needed. Traffic engineering is needed for this project as well. A project overview is listed on The Strand Website for owners.

d. Carlton Lake Fencing Project:

Michaela Neumann provided overview:

- Brush cleanout was completed in the beginning of July, Carlton Lake fencing estimate was received. This project includes the Ashford Lane, new screening on Ashford Lane between golf course and Royal Palm Academy and Privacy Wall on Livingston south of Royal Palm Academy. Cost share with Club 33 and one third cost.

MOTION: Motion to approve fence repair Carlton Lakes, Ashford Lane screen placement and Livingston Privacy wall section in the amount of \$6,000.

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

9. New Business:

a. Livingston Road Fencing project:

Michaela Neumann addressed this with Carlton Lake project.

10. Public comments:

- Stephen Rappaport is asking for 2023 budget to find out if a increase inspected. Master will start working on 2023 budget next week.
- Reduce planting or add sign near front entrance by golf cart crossing due to safety concerns, will be looked at by Steven Stearns.
- Ficus growth concern by Cypress Cove, Susan Mulgrew will look into this
- Who has the right away golf cart or car with the writing on the wall: read from front to back, statute clarifies that.
- Bill Young ask for a petition to change the declaration section to allow political statements in the community. BOD is concerned where to draw the line on what to allow and would be acceptable.

Next BOD meeting will take place September 21st, 2022 @ 4pm.

10. Adjournment:

After all attendee's questions were answered and with no further business for discussion, the meeting was adjourned at 5:08 pm.

Respectfully submitted,

Michaela Neumann

Michaela Neumann, CAM