

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

The meeting was held on **September 20, 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- Secretary, Susan Mulgrew- Director, Robert Schulz - Director and Michaela Neumann - Vesta Property Services.
- 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. Tom Eggleston thanked all Board members for their time this summer. In the 4<sup>th</sup> quarter the Board of Directors is developing and completing the 2023 budget.
- 5. Approval of Meeting Minutes:** Approval of the August 16, 2022 BOD meeting minutes.

**MOTION: Motion to accept the August 16, 2022 Board meeting minutes as amended.**

**Motion: Susan Mulgrew    Second: Tom Kennedy**  
**All in favor. Motion passed unanimously**

- 6. Treasurer's Reports-** Tom Guthrie provided overview of July Financials, balance sheet and income statement.
  - On October 27<sup>th</sup> the Budget work shop will take place at 4 pm at the Clubhouse.
  - Hardwoods are going to be trimmed in 2022
  - Power washing of I75 wall needs to be looked at with the Club
- 7. Director's and Committee Reports-**
  - a. Landscape Committee:**

Tom Eggleston and provided overview:

    - It was discussed that Mainscapes performance was not up to par, and it was determined that the contract should be terminated since there was not much improvement after several meetings.

**MOTION: Motion to accept the termination of Mainscapes with 60 day Notice.**

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

- 5 proposals were received for the landscape contract and it is proposed to engage The Strand Club for a one-year contract. The Club can address issues faster and more efficiently since they are located on property daily. Tom Guthrie expressed concern regarding design capability that might are needed. Susan Mulgrew discussed the use of

Club Corp as a possible design provider and they work regularly with the Strand Club.

**MOTION: Motion to accept The Strand Club landscape contract for 1 year starting November 1st, 2022.**

**Motion: Steve Stearns                      Second: Tom Kennedy**  
**5 votes in favor, 2 opposed (Tom Guthrie and Robert Shultz)**  
**Motion passed.**

**b. Lakes Committee:** Tom Guthrie announced that he resigned as chair of the lake committee and Stewart Rappaport is taking on as chair of the lakes committee.

Stewart Rappaport provided overview:

- Lake 6 aerator will be up and running by end of September.
- More lake projects and littoral installs will be looked at in 2023.

**c. Security Committee:**

Steve Stearns provided overview:

- Any changes on safety on the public road outside with safety changes need review from a traffic engineer. This could be connected with the front gate project which does need a traffic engineer for the development.
- Pest control is only contracted for the Guard house and the back-gate boxes should be included since they found ant activities.
- Gatehouse cleaning takes place twice a month, Steve Stearns to see if it should be cleaned weekly. Gate vendor should take care of weekly cleaning of doors and bathrooms.
- Gap by roadway on the Exit gate was looked at and estimate for improvement was received. Some plantings should be trimmed and eliminated.
- Golf cart issues within the community were addressed. Drivers need to be licensed and insurance according to the declaration.
- Possibly implement stickers for golf carts and register them with the Guardhouse. This might need to be looked at by Attorney to determine if this can be enforced.
- Had 3 gate strikes in August and vendors were contacted for reimbursement
- Special recognition for guard staffing going above and beyond their duties for special circumstances are suggested.
- Rare gate unauthorized entry took place as well.
- Unauthorized people with fishing gear were reported that are not residents and were asked to leave, they have not returned since.

## **8. Unfinished Business:**

**a. Street Markings:**

Tom Eggleston provided overview:

- The Striping for The Strand Blvd will start September 26<sup>th</sup>. New stencils have to be used since a exact match could not be found. These areas need to be painted over and the white stencil placed over.

- o Steve Stearns suggested to double the stencil back to back instead of paint out the area. After lengthy discussion it was decided to black out and place on top of existing stencil

**b. Preserve Signage Update:**

Tom Guthrie provided overview:

- Southwest Water Management District gave approval for signs. It is suggested that The Club orders signs to match what is in place at gates and Club and complete the install in the proposed and approved areas.

**MOTION: Motion to accept that the Club will proceed to order preserve signs and do the install.**

**Motion: Robert Schulz      Second: Steve Stearns  
All in favor. Motion passed anonymously.**

**c. Front Gate Project:**

Susan Mulgrew provided overview:

- Plan with type of plants by Cypress Cove were displayed and area will be fenced off for security.
- Project Plans will be displayed at the Club.

**d. Carlton Lake Fencing Project:**

Michaela Neumann provided overview:

- Russ Carter Fencing will start the repair in the next 2 weeks, exact dates will be provided once available.

**9. New Business:**

**a. Front Exit Street Repair:**

Bonness provided a quote for repair.

**MOTION: Motion to accept Bonness estimate of \$2,230.50 to do the Front Exit Street repair.**

**Motion: Steve Stearns      Second: Bob Schulz  
All in favor. Motion passed unanimously**

**b. Homeless Situation: Susan Mulgrew provided overview**

- Panhandlers increase if items are given to them and owners are encouraged not to donate since they seem to come back if this takes place. It was suggested to send out a email to all residents to make them aware and suggest to donate to other organizations. BOD will do a draft.

**10. Public comments:**

- It was reported that Pedestrian Gate is broken: will be checked out
- Captain David received compliments from Residence, will let David know.

**10. Adjournment:**

After all attendee's questions were answered and with no further business for discussion, the meeting was adjourned at 5:40 pm.

**Next BOD meeting will take place October 18<sup>th</sup>, 2022 @ 4pm.**

Respectfully submitted,

*Michaela Neumann*

Michaela Neumann, CAM