

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

The meeting was held on **October 18, 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. Strand Blvd did not have much damage from Hurricane Ian. Thanks was given to Mainscape and The Strand Club working together as well as residents that assisted during the clean up after the storm. The Back gate was bent during the storm and will be repaired by next October 27th 2022. Can lights have been replaced on the front gatehouse. Striping project has been delayed and re-scheduled for October 24th-26th. Front Gate dip by entrance has been repaired. 2023 budget workshop will be held on October 27th @4 pm. The Strand Club will start the landscape maintenance November 1st .2022.
- 5. Approval of Meeting Minutes:** Approval of the September 20th, 2022 BOD meeting minutes.

MOTION: Motion to accept the September 20th, 2022 Board meeting Minutes. as amended.

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

- 6. Treasurer's Reports-** Tom Guthrie provided overview of August Financials, balance sheet and income statement.
 - Defer power washing of I75 Wall until 2023.

7. Director's and Committee Reports-

a. Landscape Committee:

Tom Eggleston and provided overview:

- Landscaping contract with The Strand Club
- 2022 landscape budget was \$192,120 new contract for 2023 is \$174,680. This reduction was possible since the vendor is on property and eliminates travel time and equipment.

MOTION: Motion to accept The Strand Club as the new Landscaping vendor with a starting date of November 1, 2022 to include amended items.

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

b. Lakes Committee: Tom Guthrie provided overview:

- Lake 1,2,3 aerator have been installed and operable, 24 hours a day.
- Lake 6 will start up by end of October.
- Planning on aerator installation in 2023 on lake 5 and lake 10.
- Preserve signs have been delayed due to product availability and should be done in November.

c. Security Committee:

Steve Stearns provided overview:

- There have been no gate strikes since the last board meeting
- The rear exit swing gate was damaged in hurricane IAN. Cypress Access is expected to repair this very soon.
- The black chain link fence has been installed around Sabal 5 near the boulevard and executive park. The front gate pedestrian gate and additional gate arm on the exit side are still pending
- Speed check by radar signs to be looked into, to obtain quotes for approval install at November Board Meeting

8. Unfinished Business:

a. Street Markings:

Tom Eggleston provided overview:

- The Striping for The Strand Blvd was delayed and rescheduled to start up October 24th-26th. Slight disruptions are expected.

b. Front Gate Project:

Susan Mulgrew provided overview:

- Fence area by front gate Plants supposed to go in at the front by October New install date is October 24th and 25th.
- Clay ordered a plan for a decorative walk-in gate which provides secured access.
- Gatehouse updates are planned for the beginning of 2023. Exterior and interior. This is part of the Front Gate project.
 - New bulletin board is needed and will be updated as well with electronic capability

c. Carlton Lake Fencing Project:

Michaela Neumann provided overview:

- some areas were reported that need to be looked at, waiting on quote from Vendor.

9. New Business:

a. Budget Workshop Schedule:

Tom Guthrie provided overview:

- Budget draft was sent out to all Board Presidents and Treasurers and this is a meeting for Board Presidents and Treasurers to conduct a line item review.
- Meeting will take place October 27th @ 4pm.

b. Hurricane Update:

Tom Eggleston provided overview: update was provided under the Presidents remarks

c. Talis Park Golf Cart Transponder:

Tom Eggleston provided overview:

- Suggested Max of 40 transponder carts to be allowed for Talis Park. Extra golf carts could not be stored at The Club or able to charge them Effective date for Transponder usage is Jan, 1 2023-12/31/2023.

MOTION: Motion to approve up to allow sales of maximum of 40 transponders for either car or golf carts for none members with a fee of \$35.

**Motion: Tom Ewert Second: Bob Schultz
6 votes in favor, 1 opposed (Susan Mulgrew).
Motion passed.**

10. Public comments:

- Transponder concerns: more wear and tear on the back gate, concerned to provide a pass through the community to reach Publix on the other side.
- Outside members should not be allowed.
- What difference would it make if this would be on cars or golf cart.
- Talis Park owners must sign a release for liability form if voted on.
- If this is done to be neighborly than it should have restrictions so access is only used within The Strand.
- Bob: back in May talked about water meters, some readers do not work. Bob is concerned that that the permit will be revoked. Tom Guthrie advised that the meters were fixed on the well timers.
- Bob is concerned that The Club would have an issue with this, Tom E. confirmed that The Club is aware and does not have any issues.

10. Adjournment:

After all attendee's questions were answered and with no further business for discussion, the meeting was adjourned at 5:13 pm.

Next BOD meeting will take place November 15th, 2022 @ 4pm.

Respectfully submitted,



Michaela Neumann, CAM