

The Strand Master Board of Directors Meeting Minutes

The meeting was held on **November 15th, 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, Steve Stearns- Secretary, Susan Mulgrew- Director, via conference call: Robert Schulz - Director and Michaela Neumann - Vesta Property Services, 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. Lot of items have been completed since the last meeting such es Stripping of Strand Blvd, Aeration systems on Lakes and Landscape contract review.
- 5. Approval of Meeting Minutes:** Approval of the October 18th, 2022 BOD meeting minutes.

MOTION: Motion to accept the October 18th, 2022 Board Meeting Minutes with corrections provided.

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

- 6. Treasurer's Reports-** Tom Guthrie provided overview of September Financials, balance sheet and income statement.
 - Approximately 19K favorable by end of year 2022.
 - Comcast was drafted twice in September, will hold payment for December.

MOTION: Motion to accept September 2022 Financials.

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

7. Director's and Committee Reports-

a. Landscape Committee:

Tom Eggleston and Susan Mulgrew provided overview:

- Annuals install will take place the week of November 22nd
- Mulch will be placed in all islands by end of November
- Dead plant material was removed and trimming was done throughout the community.
- Some irrigation heads were changed in some islands and are working now properly.
- Try to put in FEMA claim for reimbursement on Landscape debris removal.
- Near Turnberry there were 5 palms that were reported which are not very healthy looking and need to be looked at.

b. Lakes Committee:

Stewart Rappaport provided overview:

- Lake 1,2,3 and 6 100% operational with newly installed aerators.
- Lake 5 and 10 aerators install be done in 2023
- Littoral plantings in some areas are needed to prevent erosion

c. Security Committee:

Steve Stearns provided overview:

- 3 strikes have been reported in the last month
- Rare Exit swing gate has been repaired
- Speed feedback signs data was provided: 2 signs are proposed throughout the community. Cost per sign install is \$ 5447. The second sing cost for install would be covered by The Club. They are solar powered.

MOTION: Motion to accept Speed Limit Sings install with a cost of \$5447 per sign.

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

- For safety it is suggested to have private golf carts to be registered with the Guardhouse, provide a sticker with cart rules and owners will sign for rules and restrictions. This needs to be looked at with the Club to make sure rules are the same for each entity since the Declaration is specific on this.
- The new decals for 2023 have been ordered
- Website needs to be updated; some information is not accurate. Include in the newsletter to ask for a volunteer for webmaster review

8. Unfinished Business:

a. Carlton Lake Fencing Project:

Michaela Neumann provided overview:

- Landscaping area was cleaned out, waiting on Russ Carter Fencing to provide date for fence install to complete the project.

b. Safety and Beautification Project

Susan Mulgrew provided overview:

- Area by Sabel #5 was updated with new plantings
- Bahama Shutters and exterior lights for gate house to be installed
- Sidewalk gate install looked at to hinder people to trespass, add additional security on the east side by Guardhouse. There are no signs currently in place advising that this is private property. Cost for this project will have to be obtained and reviewed.

9. New Business:

a. 2023 Budget Approval:

Tom Guthrie provided overview of Operating and Reserve funding:

- \$403 per quarter proposed
- Reserve Study will be updated for current inflation trends and affect on future cash flow requirements
- 2023 Reserve Contribution \$74,300
- Cost Share Agreement under review for discussion with Club Owners

MOTION: Motion to approve 2023 Budget draft as presented of \$403 per quarter

Motion: Tom Guthrie Second: Susan Mulgrew

All in favor. Motion passed unanimously

b. Transponder Suspension:

Tom Eggleston provided overview:

- On October 23, a Sunday, a resident was observed on video allowing a delivery truck to enter The Strand through the rear exit gate after being refused entry into The Strand at the front gate. The residents were notified by certified mail that the board would be voting to suspend their transponders at the November 15th meeting, and they could appear at the meeting and ask for a hearing before the enforcement committee. The residents have done neither.

MOTION: Motion was made to suspend their transponders for thirty days

Motion: Tom Ewert Second: Tom Eggleston

All in favor. Motion passed unanimously

c. Golf Cart Usage:

this was addressed prior in the meeting

d. Contractor Communications:

Tom Eggleston provided information:

- Continuously have issues with contractors, sub associations BOD's are encouraged to advise owners and their constructors that they have to enter and exit through the front.
Multilingual signs are being looked into to be implemented.

e. Cart Registration:

was addressed prior in the meeting

10. Public comments:

- The stripping for bike path beyond the guard house on the is county roads.
- Speed signs only for monitory purposes and will this be announced in the newsletter.
- Egress and ingress be aware that there was a lawsuit filed by the Club when access was restricted to guests.

10. Adjournment:

After all attendee's questions were answered and with no further business for discussion, the meeting was adjourned at 5:23 pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Michaela Neumann".

Michaela Neumann, CAM