

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

The meeting was held on April 19th, 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, Susan Mulgrew – Director, Robert Schulz - Director, Tom Guthrie – Treasurer, Tom Ewert: Vice President - Diane Parisi – Secretary, and Tom Kennedy – Director.
3. **Proof of Notice of Meeting:** Tom Eggleston 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 also stated the approved By-laws and Documents were being recorded with the County and the attorney and in accordance with the new documents we would be moving to limited 1 and 2 year terms as Board Members. Diane Parisi, Bob Schultz and Susan Mulgrew will be serving 1 year terms, Tom Eggleston, Tom Ewert, Tom Guthrie and Tom Kennedy will be serving 2 year terms. Once recorded the By-laws will be placed on the website.
5. **Approval of Meeting Minutes:** Approval of Board Meeting minutes as presented from March 15th, 2022

MOTION: Motion to accept the minutes as presented March 15th Board meeting minutes

Motion: Tom Ewert Second: Bob Schultz

All in favor. Motion passed unanimously

Treasurer's Reports:

Tom Guthrie provided overview of March Financials.

2020 Financial audit is completed and is available on the website.

Tom Guthrie explained he made an error in the 2022 budget and miscalculated the tax calculation for Comcast cable billings but we have enough money in the budget to cover this expense. Will reflect approximately \$3,200 shortfall on 2022 Comcast budget

Director's and Committee Reports-

- a. **Lakes Committee** – Bids have been requested from 3 vendors for the electrical systems required to complete the aeration systems for Lakes 1,2,3, and 6.
- b. **Security Committee:** Tom Eggleston reported that the back pedestrian gate has been fixed and provided the new code [REDACTED]. The code should be shared with the communities by the NR or

through the newsletter and it is also available on the website. 2000 transponders have been issued -65% to residents, 35% to non-residents that the Club has authorized. No contractors have received a transponder. We continue to have numerous incidents at the back gate that Michaela and David are tracking. At the May meeting we will have a spreadsheet that will detail all incidents, the charges and monies collected from these incidents. Some of the incidents have been related to the gate not functioning properly and the money collected from the sale of the transponders will be used to offset those costs. But the main problem is the gate works one car at a time and people are trying to sneak through which is causing the majority of the bar and gate issues. Tom made the following recommendations for board approval – reconnect the loop system at the exit gate that was used prior to the transponder being turned on, this will alleviate the immediate problem of people hitting the bar – this is a short-term solution. With regards to the entrance gate another short-term solution is to adjust the system so the gate opens first and then the arm opens and an additional sensor will be added to the arm that can sense if someone is piggybacking through – if there is it will go up to avoid bar breakage. The board approved both of these changes and Cypress Access will make them April 20th and we will see how it works for a week and re-evaluate. Tom explained that our gates are not really the right type for the amount of use they are getting and that a permanent solution would be to install a back gatehouse. Tom Guthrie suggested a committee of NR and Board members to work on a solution the back gate issues.

- c. **Landscape Committee:** Susan Mulgrew provided overview: Island #3 needs a few more plants. Islands 2, 12, 14 will have hibiscus trimmed back very short by the golf cart crossings. Island 8 plants need to be replaced. Monument sign landscape needs to be worked on to add more color.
 - a. Mainscapes was asked to check our palms and discovered we have a Palm Weevil problem that requires root treatments.

Motion : A motion was made by Tom Guthrie to approve \$3105 and \$3325 for Mainscapes to treat all the palms for Palm Weevils. Seconded by Tom Ewart. Passed unanimously.

New Business:

- a) Grand Reserve roof replacement tile approved.
- b) Tom Kennedy will be doing some research on the question of an additional exit lane out of the Strand community to Immokalee.
- c) Preserve Signage project needs to be restarted – Tom Guthrie will facilitate

Public Comments:

- a) Loretta (Clubsider) volunteered to bring up the back gate committee with the NR.
- b) Bob Polizzotto -commented that the backgate property is county property and if we want to make any changes we will need permission from the county.

Question was brought up about adding Spanish language to the back gate signage – Tom Eggleston has sent the request to Scott for a quote.

Meeting was adjourned at 5:15pm

