

The Strand Master Property Owners Association, Inc.

Board of Directors Meeting Minutes

The meeting was held on **January 17th, 2023 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: Robert Schulz -Director and Tom Kennedy –Director. Michaela Neumann - Vesta Property Services-absent

3. Proof of Notice of Meeting: Tom Eggleston stated that the meeting notice had been posted in accordance with Florida State Statutes.

4. President’s Welcome and Remarks: Tom Eggleston welcomed owners to the meeting.

- Welcomed all attendees and encouraged all Associations to review or conduct a reserve study.

5. Approval of Meeting Minutes: Approval of the November 22nd, 2022, BOD meeting minutes.

MOTION: Motion to accept the November 22nd, 2022 Board Meeting

Motion: Tom Ewert Second: Tom Eggleston

All in favor. Motion passed unanimously.

6. Treasurer’s Reports- Tom Guthrie indicated that we have \$224,500 in capital funds and need 240,000 to cover the front gate project in 2023. The \$15,500 shortage is expected to be covered during 2023.

- Accounts receivable = \$85,000

- Feather Sound past due for 4th quarter dues.

- Club past due \$61,822. Tom Guthrie will follow up with Club Accounting

- Vesta Property continues to have personnel issues and November and December 2022 Financial Packages are not available. Tom Guthrie and Tom Eggleston will monitor and follow up with Vesta.

MOTION: Motion to accept October 2022 Financials.

Motion: Tom Guthrie Second: Tom Eggleston

All in favor. Motion passed unanimously.

7. Director’s and Committee Reports-

a. Landscape Committee:

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Tom Eggleston and Susan Mulgrew provided overview:

- Club requested 60 days from the start of their contract to clean up the boulevard and do what they feel is needed before taking requests from the master board. We appreciate what the Club has done and will start making recommendations.
- Looking for new bridge plantings and monument sign plantings.
- Exit side of Strand Blvd in the commercial area used to have nice palm trees but over years needs upgrading/new trees. Tom Guthrie: There are limited funds at this time for gate exit upgrades.
- Irrigation water issue near Publix. Sprinkler not sealing and running constantly. Issue likely affects the irrigation system pressure for other nearby areas. A review of Irrigation in commercial area will be completed with Scott Ryan

b. Lakes Committee:

Stewart Rappaport provided overview:

- Lake #5 - Attending an HOA meeting for the single family homes on Barclay Ct. on 1/27 to discuss the electric service upgrade for the aeration system, once finalized will meet with Bentley for a proposal.
- Met with Solitude for the purpose of obtaining a proposal for the aeration system, expect the proposal week of 1/23.
- Lake #10: have signed proposals for the electrical (Bentley) and aeration system (Solitude), working on final location for the aeration compressor, expect this to conclude by end of January.

c. Security Committee:

Steve Stearns provided overview:

- There have been 2 gate strikes or breaks since the last board meeting
 - o 1 was by a Talis Park golf cart (requiring full replacement)
 - o 1 was by an unidentified person not believed to be a resident
- Restitution status data for gate damage occurring since the last meeting is unavailable due to Michaela Neuman's absence.
- Gate Mechanical Issues: There were several mechanical failures at the front and rear gates requiring repair responses. Recently the inbound rear gate has failed in different ways several times. Currently, the gates are fully operational. I will be requesting an assessment by Hands Free to determine what the issues are.

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- **Rear Exit Gate Damage:** The rear exit swing gate is in a state of disrepair after hurricane IAN and recent vandalism which pulled some sections apart affecting alignment and is causing the pedestrian gate magnetic lock to periodically not lock. I am producing a repair quote request from Hands-Free (who merged with Cypress Access and is the parent company).
- **Rear Exit Gate Incident:** There was one unusual nighttime incident in the very early morning where a man appearing to be under the influence, spent over an hour at the rear exit gate trying to ram it with his vehicle, in anger throwing items out of the vehicle to include his vehicle keys (which he had to later search for to leave). He eventually manually pushed back the gate arm breaking it and manually pushed open the swing gate. He then exited the Strand, turned around, and re-entered. The sheriff's office was called, and the incident is still under investigation. The cameras were unable to capture the license plate number and we currently have no suspects.
- **Proposed New Exit gate Arm and Pedestrian Gate/Fence:** The proposed front pedestrian gate and the additional gate arm on the exit side are still pending. A previous quote obtained for the additional gate arm assembly did not include high voltage installation. I prepared a project security provisions information sheet to list specifications for obtaining uniform quotes and the high voltage work has been included. This work is through the front gate security and beautification project.
- **Dynamic Driver Feedback Signs Update:** In October, boulevard traffic calming devices and the accompanying traffic sign poles were authorized by the board and the manufacturers are in the process of fulfilling our requests. Currently delivery is expected soon but the delivery and installation timeframe are yet to be determined.

The boulevard was assessed, and locations were determined considering the following:

- View from homes (especially single-family homes) where the sight of the signs would likely not be pleasing to homeowners and potentially a negative in the sale of properties.
- Areas providing a blocked view from any residences.
- Direct line-of-sight view of the signs on a straight stretch of roadway where the signs would not be a distraction from cross traffic, pedestrian, carts and entrances.
- Uniform vehicle stopping distances (does not reflect larger, heavier vehicles with greater stopping distances) and in consideration of roadway entrances, crosswalks, and cart crossings. Utilizing standard overall stopping distances of: 30mph-75ft , 35mph=115ft, and 40mph 139ft, I provided a cushion of 150ft for this project considering that someone reading the sign might not start braking until they have passed the sign and larger/heavier vehicles will likely have a longer stopping distance.
- Utilizing the roadway safety parameters mentioned, there were NO locations north of the clubhouse that were suitable for this interactive attention-grabbing signage.

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Tom Eggleston commented that the northbound location is acceptable, but the second location will need to be looked into with input from the club since they paid for it.

8. Unfinished Business:

a. Safety and Beautification Project

Susan Mulgrew provided overview:

- Phase I mostly complete. Walk in gate and road gate arm are pending
- Gatehouse improvements planned – Bahama Shutters, new signage and plantings
- Schedule a workshop before the next board meeting to discuss Phase II, III, etc.

b. Carlton Lake Fencing Project

Michaela Newman absent – No update provided

c. Preserve Signage Update

Tom Guthrie provided overview:

- Flags installed except 5 slated for the Single Family Homes Community. Providing the 5 flags to the President of the single-family homes HOA for them to determine placement and installation.
- Club Golf Course Maintenance will complete placement of signs and installation.

9. New Business:

a. Street Sign Repair:

Tom Eggleston indicated several street signs on Barclay, at Trophy (and sawgrass) are missing street signs due to hurricane IAN and some damaged. Working with the Club to have them replaced/repared. Bob Schultz inquired into the downed cart crossing sign that has not been replaced. Tom Eggleston indicated that the club is handling replacement.

b. Website Development Update:

Tom Eggleston provided overview:

- Susan Mulgrew has previously done a lot of cleanup of the website as we are now looking to revamp it. We are asking for a brief legal opinion to make sure we meet all requirements.

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Open Discussion: Need a new webmaster to fully update the website and clear out old data conflicting with formal documents. Need pictures, password protected for owners, marketing information updates and account information displayed and protected.

c. Review Resident Move-In policy:

Tom Ewert provided overview:

- Web move-in info is outdated and incorrect and in conflict with our formal documents.
- New Committee established to review formal docs, website, and handout information to ensure everything is in sync with formal docs. Tom Ewert chairperson, Tom Guthrie and Steve Stearns volunteered to assist.

c. Delinquent Owners Transponder Suspension:

Tom Eggleston presented for discussion – Proposed suspending an owner’s transponders for 30 days if they are delinquent and not in compliance within 30 days of notice. Consensus: Following the formal documents we could penalize them accordingly.

d. Annual Meeting:

Tom Eggleston stated that the annual meeting is booked for March 30th at 6pm. We will have this posted as per requirements but mark your calendars.

10. Public comments:

- Bob Pollizatto: Wells are not operating after review of the water authority report. This is a continuing problem that has not been addressed. (Tom Eggleston to work with Michaela from Vesta on that)

4 water meters still not working: Single Family Homes, Wedgewood, Pinnacle and Trophy Club

11. Adjournment:

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

MOTION: Motion to adjourn.

Motion: Tom Ewert Second: Bob Schultz

All in favor. Motion passed unanimously.

Next BOD meeting will take place February 21, 2023 @ 4pm.

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Respectfully submitted,

Stephen Stearns, Secretary