

The Strand Master Property Owners Association, Inc
Draft Workshop Meeting Minutes

February 10th, 2023 at 4:00 p.m.

- 1. Call to Order:** The meeting was called to order at 3:54 p.m. by Tom Eggleston.
- 2. Determination of Quorum:** A Quorum was available. In person: Ted Eggleston- President, Tom Guthrie - Treasurer, Susan Mulgrew – Director, Robert Shultz – Director, Stephen Stearns – Secretary and Michaela Neumann– Vesta Property Services.
Absent: Tom Kennedy - Director, Tom Ewert – Vice President.
- 3. Proof of Notice of Meeting:** Michaela Neumann stated that the meeting notice had been posted in accordance with Florida State Statutes.
- 4. New Business:**
 - 1) Phase 1 Walking gate by the entrance.
This area was planned to be closed off with a gate to enter and leave the community. Changes were presented to owners and if decision is to remove gate it should be disclosed to owners and voted on by the BOD.
Any changes need to be ADA compliant. Steve Stearns has requested an updated quote from Hands Free for new additional gate arm and gate with code for entry. Steve will work with Michaela to receive quote and quote will be shared with all Board Members once received. Clay Winfield has also agreed to contact possible supplier for this project.
 - 2) Phase 2 Front Sign:
Front sign at gate house needs to be decided on.
Some negative feedback has been received. The new design was based on the style and color of Guard House and entrance signs.
Clay Winfield is getting 2 plans done with new design from a sign company.
The sign might need to be more contemporary, scaled down to a smaller size, similar to sample Royal Harbor community sign. Decisions need to be made regarding which way the sign should face, goal is get 2 drawings and decided on one drawing.
Goal is to have this presented at March Board Meeting 21st Board Meeting.
 - 3) Bulletin Board needs to be upgraded and modernized. Tom Ewert is discussing with attorney about any alternative ways to legally post Board Meetings. . Location could be changed to the Gate House by the visitor lane or by the transponder reader with a small monitor installed.
Tom Kennedy will take lead on this project working with all Board members.
 - 4) Updating inside of the Gate House. New flooring, bathrooms and new interior and mechanical parts of security. There is a need for better modular cabinetry to improve camera review. This will be a joint project with the Club and the Master Association. Clay is taking the lead on this project. Estimate to update is \$70 per square foot. Interior gatehouse furnishing and equipment quotes will be researched while Clay is working on the structural issues.
- 5. Adjournment-** After all attendee’s questions were answered and with no further business for discussion, the meeting was adjourned at 4:54 pm.

Respectfully submitted,

Michaela Neumann

Michaela Neumann, CAM