

MARCH 2021 NEWSLETTER FROM: **THE STRAND MASTER BOARD**

To Our Residents...

March was a very busy month for the Master Board. Our regularly scheduled meeting was March 16 and the **ANNUAL 2021 MEMBERS MEETING** was held at the Club on March 30. Due to COVID restrictions, both meetings were limited to Presidents and Neighborhood Reps only, with Conference Call- in for residents.

President Susan Mulgrew called the **March 30 Members Meeting** to order and the first order of business was to approve minutes from 2019 Members Meeting. (The 2020 Meeting was cancelled because of COVID). After approval, Susan thanked all the Presidents and NR's for the good work they do for their communities and in communicating with the Master Board.

The President and Treasurer each presented a report. Highlights of the President's Report included a review of our landscaping projects (medians, Feather Sound, Sawgrass), update on the Document revisions, progress on Preserves remediation, hiring of a new Lakes vendor, new business vendors for insurance, audit and reserves schedules, upcoming cable contract review, and back and front gate security upgrades – new lighted arms, cameras, gate boxes and software.

Treasurer Tom Guthrie gave a brief report on the state of our finances which are sound. The Association closed the year with \$236.1K in Operating and Capital Contribution Cash, \$412.3K Cash Reserves and had an Equity Position of \$378.1K including Current Year Income of \$176.1K. Current Year Income is predominantly the result of project delays due to COVID19 as follows: \$100.0K Front Entrance Re-Design, \$55.0K Front Entrance Landscape and Fencing, \$35.0K Back Gate Re-Design. These were partially offset by (\$23.5K) Legal Costs associated with the Document Re-Write and Mango Cay Litigation.

Under Old Business, Tom Ewert reported that the Board had just been notified that the Master Assn. had prevailed in the lawsuit with Mango Cay. He provided a summary of the case, which is **attached to this newsletter**.

Under New Business – Tom Ewert and Susan Mulgrew spoke about the process involved in updating the By-laws, Articles and Declaration. Approval of all three was on the agenda, but because several questions had been brought forward too

close to the Annual Meeting to obtain a timely legal response, the vote to approve was postponed.

While votes were being counted, Board Members responded to questions from the community on a number of topics under Public Comment.

Final order of business was the announcement of newly elected Directors. Property Manager Michaela Neumann counted the votes, along with another manager from Vesta, and with the oversight of the President of the SFHOA, Mitch Dario.

2021-2022 Directors of the Master Board alphabetically are:

Tom Ewert, Ted Farah, Tom Guthrie, Tom Kennedy, Susan Mulgrew, Diane Parisi and Bob Schultz

After the Annual Meeting was adjourned, the new Board Members met to elect officers, but no decisions were made on a final slate of officers and the meeting was recessed until Wednesday, April 14, at 4:00.

First order of business on April 14 was the acceptance of the resignation of Ted Farah. The Board then elected Tom Guthrie to serve as Chair for this meeting. The Board then voted for Tom Eggleston to fill Ted Farah's position as Director. With all seven Board positions filled, **Tom Eggleston agreed to be the new President of the Master Board and was unanimously elected.** Mr. Eggleston, in his new role as President, then called for the election of the other officers: **Tom Ewert, Vice President; Diane Parisi, Secretary; Tom Guthrie, Treasurer.** After some discussion about organizational and agenda items, the meeting was adjourned.

MONTHLY BOARD MEETING HIGHLIGHTS MARCH 16TH

- After reviewing three proposals, the **Lakes Committee** voted to hire SOLITUDE as our new lakes vendor primarily because of their experience in dealing with communities built around golf courses similar to ours. It is hoped they can provide some new solutions for some of the problems existing in our lakes.
- The Board received positive feedback about the recently installed lighted gate arms which are much more visible, especially at night. All new

hardware has also been installed for more efficient operation, as well as new software for the gatehouse.

- The Board **approved the \$5000 proposal to hire an auditor** for our books, as recommended by the State of Florida.
- Onyx, the company that created the unsightly sealcoat spill outside Eden, has thus far refused to take responsibility. We have asked legal counsel to step in to resolve the matter and are waiting for a response.
- If your community has questions about the newly revised documents, please get them to Tom Ewert (Ewert1210@aol.com) or Susan Mulgrew (swm1982@aol.com) as quickly as possible.
- On February 25, the Master filed an injunction asking Wedgewood to cease all painting until they receive final approval from the Master on their color choice. The Board is currently waiting for their response. Hearing set for April 26.
- Clubside presented four color choices for the Master Board to consider. The Board felt all were attractive and fit in with the Community. Clubside will narrow choices based on their community's preferences and return to the Master for final approval.
- **Gatehouse Repair** – this is not the responsibility of the Master Association. Please direct all questions to The Club, who owns and insures the Gatehouse.
- **If you know someone who is NOT receiving this Newsletter, please remind them to contact Michaela Neumann** at Vesta to update information and fill out the OPT IN form required by Florida law so that information/newsletters, etc. can be emailed to you.
- **If you are returning to your northern home, please remember as you depart that the waste cans on Strand Boulevard are for walkers only...please DO NOT DEPOSIT your exit trash in those containers.**
- Cart lanes are restricted to golf carts and bicycles. Please make sure you are always riding in the direction of the arrows painted in the lanes.

**NEXT MASTER BOARD MEETING IS TUESDAY, APRIL 20TH, 4:00 AT THE CLUB.....
HOPE TO SEE YOU THERE!**

The 2021-2022 Strand Master Board

Tom Eggleston, President Tom Ewert, Vice President

Diane Parisi, Secretary Tom Guthrie, Treasurer

Tom Kennedy, Susan Mulgrew, Bob Schultz, Directors

SUMMARY OF MANGO CAY LITIGATION

Since our annual meeting March 30, I have been asked by a number of Strand residents the status of the Mango Cay vs. The Strand Master Board litigation. I addressed this issue at that meeting and many of you have heard some of what I said at that meeting, but perhaps some of what I said was missed or incompletely carried to you. Therefore, I would like to set the record straight and reiterate what I said at that meeting.

As most of you are probably aware, Mango Cay filed a lawsuit against the Master Association demanding among other things that the Master Association replace the wall that surrounds their neighborhood and be responsible for its maintenance in the future, re-landscape the area in front and back of the wall, repair and takeover the maintenance of their water entrance feature, and assume responsibility for their entry gate and security features. You are probably also aware that Mango Cay is not a single-family home community, but rather is a condominium community with the responsibility for repair of all their homes as an obligation of the Mango Cay condominium associations. The various feature of the community that the Mango Cay community sued the association to maintain are all located on Mango's property and are common elements of the condo association and were and still are insured by the association. In fact, Mango did collect insurance after Irma for the repair or replacement of their wall.

We tried to resolve the various issues with Mango before suit was filed, but we were unsuccessful. The Board of the Master also attended a court ordered mediation to resolve the litigation and we made what we considered to be a substantial offer to settle the issues. That mediation was also unsuccessful.

On March 12th Mango's lawsuit came up for a hearing on a motion for summary judgement made by Mango and a cross motion for summary judgement made by the Strand Master. A motion for summary judgement allows the court to rule for one side or the other based on the pleadings. If the court finds that there are no material issues of fact and that the pleadings and the documents are clear, the judge can enter a judgement for a party.

On March 24th, the judge found that the documents were clear, there were no issues of material fact, and found in favor of the Stand Master. Our attorney's fees were charged to Mango Cay as well.

While there is always the possibility of post hearing motions and/or appeal, as it stands right now, the litigation is over. Mango will be responsible for their own wall, their own landscaping, their entry features, and their own security features. They will also be responsible for paying the Master Association's attorney's fees of approximately \$64,500.