

Draft Minutes of Strandview Tower Condominium Board of Directors Meeting

Friday, January 11, 2013 at 10am

1. Call to Order, Establish a Quorum, Proof of Notice:

Meeting called to order by President Al B. at 10 am

Quorum established with Al B., Doug H., Pete B. and Jim S. present. Ben T., absent

Management Present: Joe Walker, Mgr. and Sherry Walker, CAM, Mgr

Owners Present: Barb, Joan, Norm, Vic

Notice posted as required

2. Approval of Minutes of BoD Meeting of Nov. 28th, 2012:

Motion made by Pete B. to accept minutes of Nov. 28 as written, Doug seconded; vote taken, three votes yes, Jim S. abstained, motion passed

Motion made by Pete to accept the minutes of the April 13, 2012 meeting as written, Doug seconded, vote taken, passed unanimously

3. Manager's Report: Joe W.

-Roof check was completed; waiting on report

-Roof is scheduled to be cleaned 1/17/13 by Dusty

-Exit light on 5th floor- light bulb changed out

-Supply of light bulbs were delivered this month by WPM

4. President's Report: Al B.

Guest registration: owners need to register their guests; With non-registered: Al has sent notices to Sherry to inform owners to register their guest

Family members are also required to be registered. List is then sent to the Board for their records

Doug suggested bringing this up as a topic at the annual meeting

5. Treasurer's Report: Doug H.

Doug reported that financially Strandview is in good shape

Approximately \$32600 at the end of the year

Jim to turn over petty cash and all of the keys at the end of his term to the board. Will go over any petty cash records with Doug before the annual meeting

Possible that there will be enough in operating fund to complete the seawall project

6. Old Business:

- a. If any: no old business brought forward

7. New Business:

- a. Approve decisions made since last meeting: elevator repair, umbrellas, door closure, send memorial to Ed K of 602 on 1/2/13: Al

Doug made a motion to approve the expenditures (elevator repair of the jack and under car carriage painting, 3 umbrellas purchased, 2nd floor stairwell closure replaced, memorial sent to Ed K.) since the last meeting for repairs/replacement, Pete seconded. Passed unanimously

- b. Discussion on seawall repair: revised quotation (\$1500 reduction for seasonal repair): Al

The price of the seawall was reduced by \$1500

The repair would take approximately 2 weeks; Norm requested information on the specs of the cement mix; the vendor will do the demolition and carting off of debris; they will place temporary fencing at the end of the pool. Questions regarding additional changes were asked. Joe to schedule a final walk through with Coastal Construction so that all questions can be answered and everyone is on the same page

Joe did not receive any response from Newton regarding their progress on their seawall repair; Pete made a motion to contract with Coastal Construction and complete this repair during season to obtain the \$1500 reduction; Doug seconded. Passed unanimously Vendor to provide cert of insurance liability, to pull permits also.

- c. Annual meeting letter: Al

Sherry and Al to meet after BoD meeting to cover contents of second mailing for the annual meeting.

Ballots to be counted by Ben T. and Sherry W. for Board elections

- d. Review of G&D cleaning contract: Jim

Have had a contract with G&D since 2008; Jim commented that they do things that are not needed and should their contract be rewritten to address what is needed. No one interested in rewriting the G&D contract. Al stated that he is happy with the girls. Others agreed that the girls were doing a good job.

- e. Suggested program on prevention of flu virus at Strandview: Jim

Discussion ensued on precautions to take for flu virus and actions Strandview can take to reduce risk. No motion on topic, no action taken

8. Adjourn:

Doug made a motion to adjourn, Pete seconded. Motion passed unanimously. Meeting adjourned at 10:45am