

Approved Minutes of the February 8, 2013 Strandview Tower Condominium Association Meeting of the Board of Directors

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

Meeting called to order by President Vic B. at 10:00 am. Quorum Established with all 5 Board members present. Notice posted as required by law
Walker Property Management Present: Joe Walker, Brian Wetzell, Sherry Walker, CAM.
4 owners present

2. Approval of Minutes of BoD Meeting of Jan. 11th 2013:

Al B. made a motion to accept the minutes as written. Doug seconded. Passed unanimously

3. Manager's Report: Joe W.:

The only hold up for the seawall is the permits. If it is held up much longer, will have them remove the materials from the lot. Coastal is ready, but waiting for permits

Do not have the report from the roof as of yet.

Dusty and the girls tentatively scheduled to do the roof next Thursday.

Have received a letter from the Fire Department to Strandview and Florida Fire Systems to remove the pump. The bid was for \$5925. Joe to get David to walk through one more time before doing the project. There will be no interruption with services to the building for potable water while doing this.

Doug made a motion to move forward with the removal of the pump asap. Ben made a second. Passed unanimously.

4. President's Report: Vic B.:

Vic will be out of town for the next 10 days and will not be available for walk through. Vic thanked BoD members for putting him in the job as President and owners for voting him onto the Board.

Has not received updated list of emails from Al for owners. Al sent 4 pages and should be on that. Last updated list done in summer of 2012. Have been doing every other year. Al makes changes as they come to him.

Jim gave complete set of keys to Al. Al to give Vic that set of keys.

5. Treasurer's Report: Al B.:

Operating balance of \$57,000 end of month. Have enough for pump removal and seawall at this time. Special assessment of \$700 per unit approved at owner's annual meeting for seawall repairs to be sent by May 1st and the special assessment will cover the funds depleted from the operating account.

At end of year the reserve balance was \$99800 and the operating account was \$46000.

Refund for the \$150 for Newton rental received.

Kevin Mutz sent a letter to SV to ask if they wanted additional reporting for \$800 per year.

SV to continue with present reporting system; no need to increase

6. Old Business:

- a. If any: Ben questioned lounges being straight backed vs. curved. Joe stated that it was an oversight. Ben stated that they are there now, and that they can stay.
Ongoing removal of boxes from dumpster; Ben stated that it is an ongoing issue.
Al B. commented that there was a missed pick up yesterday which may be due to the fire in the truck. Sherry to call and ask for a pick up.

7. New Business:

a. Do we want to continue Petty Cash...if so...how to handle- Al:

Since there is no longer a year round resident on the Board. M&B pays billings every 2 weeks and any receipts can be scanned and sent to M&B for payment. Al. made a motion to eliminate petty cash and go to electronic receipts; Doug seconded. 4 in favor; one abstained.

b. Keys who should have and why- Al:

In addition to the manager and president, at least one person who is here a reasonable amount of time should have a key to the lock box and one of every key is in the lock box. Vic commented that Barb and Jim did above and beyond letting people into units and helping renters locked out, etc. The system in place is good and needs to be used; call WPM who at their discretion, will let people in and they will bill to let in. People who are billed, will remember their keys next time. Owner is the responsible party for any fees incurred as a result of call to unlock doors, etc. Vic to send letter to owners upon return from trip and will state they want all keys returned; no one on Board year round and owners will incur fees if request for keys needed-it is a policy and people have been bypassing b/c Jim and Barb have been nice and letting people in.

c. Discussion/update on new seawall and cap construction project.

Discussed earlier; Brace's previous request for different type fence-contract with Coastal will replace fence as it is now, not to be replaced at this time.

Sherry informed the BoD that Citizens insurance for other associations WPM manages have been reclassified due to type of roofing as well as transient population's status which caused increases of 250%. May or may not apply to future premiums for SV. At this time, no increase identified by PCI.

8. **Adjournment:** Ben made a motion to adjourn. Pete seconded. Passed unanimously.
Meeting adjourned at 10:52am.