

Draft minutes of Strandview tower Condominium Association Meeting of the Board of Directors

Date: Friday, March 8, 2013

1. **Call to Order, Establish a Quorum, Proof of Notice:** Meeting called to order by President Vic B at 10am. Meeting moved to unit 702 due to weather; Quorum established/notice posted as required
2. **Approval of Minutes of BoD Meeting of Feb 8, 2013:** Al B. made a motion to accept the minutes as written. Pete B. seconded. Passed unanimously
3. **Manager's Report:** Joe W.
  - The roof has been cleaned by Dusty
  - I picked up cleaning stuff/ Simple Green and Stainless steel polish and delivered it to SV
  - I have the Advanced Roofing report and pictures from the roof check in January with me
  - I have put together a complete set of building keys and have put them in the 7<sup>th</sup> floor lock box
  - Seawall permits still with DEP in Tallahassee and I have been in regular contact with Florida Coastal Construction
  - FFS/Florida Fire Systems has completed removing the fire pump in the pump room
  - FFS quarterly check of the system is due and I will schedule this in the near future
  - Terminex Pest Control is due to spray on Monday, March 18<sup>th</sup> and I will see to it that notices are posted and that they have an elevator key and a master key and NOT a key to the 7<sup>th</sup> floor lock box
  - Al B. replaced breakers at the pool equipment
  - Copy of all vendor contracts/I am putting this together as Sherry is out of town
  - I did a walk through and changed 2 light bulbs 2<sup>nd</sup> floor exit light/3<sup>rd</sup> floor trash room chute
4. **President's report:** Vic B.
  - Some discussion regarding building keys and who should have what keys
  - Some of the BoD members will have a limited amount of keys such as to equipment rooms and stairwells
  - Brace Clark will also have the equipment room keys as he is a year round resident
  - Norm Shock will also have the equipment room keys as he does a lot of work in and around the building
  - Only the President/Vic and WPM will have a key to the 7<sup>th</sup> floor lock box that contains a complete set of building and site keys
  - Discussion now turned to pest control spraying and areas to be sprayed. Is it necessary to have the interior units sprayed monthly or should this be done on an owner request only?
  - Al Byerle stated that he will get another quote from a pest control vendor in the fall for cost comparison
5. **Treasurer's Report:** Al B.
  - About \$45800 in cash balance
  - Paying the annual contract in full to Thyssen Krupp Elevator netted a savings of 3%
  - All of the circuit breakers in the electric box located at the pool equipment have been replaced by Al and a renter (Richie) at a cost of \$106.00
  - Done by an electrician this would have cost much more

**6. Old Business:** None

**7. New Business:**

**a) Estero Blvd. workshop feedback:** Vic

-Vic stated that he attended the Estero Blvd workshop regarding the Town of FMB planned work on the road

-Vic stated that at this workshop the topics of funding, suggestions from residents, and the Town's plans were discussed

-Discussion was now held regarding suggestion form the residents at Strandview

-Should suggestions be made to the Town by the Strandview owners association or simply by individual owners

**b) Appreciation Gifts:** Pete B. made a motion to give a \$50 gift card to Richie for his work on the electric breakers at the pool equipment. Motion seconded by Doug H.; passed unanimously. Al B will get the gift card

**c) Mailbox for Manager:** Al/Doug; Discussion held regarding getting a mailbox, buying it on line for about \$30 and installing it for use as a 'manger's mailbox" so that all mail addressed to Strandview can be picked up by the manager

Motion made by Doug H. to get the mailbox and seconded by Pete B. Passed unanimously

Note: Doug H. stated that the cost of the building appraisal will be \$280

Next BoD meeting will be on Friday, April 12<sup>th</sup> at 10am [Later changed to April 10]

**8.Adjourn:** Pete made a motion to adjourn. Doug seconded. Passed unanimously. Meeting adjourned at 10:59am

In attendance: Board: Vic B., Pete B., Al B., Doug H. Ben T.

Management Present: Joe Walker, Mgr., Sherry Walker, CAM, Mgr via phone of Walker Property Management

Owners present: Barb S., Dan D., Norm S.