

Draft Minutes of the Strandview Tower Condominium Association Meeting of the Board of Directors

Date: Wednesday April 10, 2013

1. **Call to Order, Establish a Quorum, Proof of Notice:** Meeting called to order by President Vic B. at 10 am.  
Quorum established with Vic B., Ben T., Doug H., and Pete B. in attendance.  
Also Present were Joe and Sherry Walker from Walker Property Management, LLC  
Owners present: Frank, Brace, Beth, Barb, Norm and Ann  
Notice posted as required by law
2. **Approval of Minutes of BoD Meeting of March 08, 2013:** Doug made a motion to approve the minutes with corrections. Al seconded, passed unanimously
3. **Manager's Report:** Joe Walker, Mgr.:
  - May 1<sup>st</sup> will go to trash pick-up once a week
  - May 1<sup>st</sup> is beginning of turtle time. Joe to put up the required lighting needs
  - Seawall- would like to get Steve from Coastal out here one more time. Question on the area of the stairwell. Will set up and let BoD know. No word from Tallahassee on the permitting.
  - Light fixtures: should Joe get extra fixtures: Ben to put together a list of what he wants Joe to get in fixtures
  - Need one new chair only this year
  - Leak in 401: nothing further, leave alone at this time
  - Roof scheduled to be done this month. Will post notices.
  - Sherry has copies of contracts for Vic today
  - Quarterly test was done on the fire system and all the pressure is good
  - Wires stubbed out at the box will be for an alarm that will go off if there is a water issue. No charge for this by Florida Fire System when they install in the near future. Al wants to with hold check until the fire marshall looks at the work done and provides certification. Al asked if there is an evacuation plan if there is a fire. Joe said that we've talked at the annual meeting that the system is a local alarm and that you get out of the building and then call the 911/fire department.
  - Teminex due out in a week or two; all keys with them have been taken care of
  - Manager's mailbox was a good idea. Have been picking up the mail as it has been coming in
  - Al requested a new trash can with a top for under the garage.
  - Al replaced a globe that was vandalized and straightened a light post that got bent
  - Al touched up all the doors to the garbage rooms that had rust on them
  - Weekly reports will resume to the Board once all the BoD leave
4. **President's Report:** Vic was asked by owners to put items on the agenda for owners with his name on it.(not all items were his items) . Vic apologized for granddaughters diving in the pool.  
Discussion regarding people not following rules: Talk to your neighbors face to face.
5. **Treasurer's Report:** Al. B: In March there was approximately \$56,000 in the operating account.  
Major projects will be the pump room and the seawall. We have approximately 3 months in operating

6. **Old Business:** Discussion of keys to equipment room. Vic will check with Jim and Frank and get back any keys. Vic to leave his lock box key with Jim from May to September for emergency use only

7. **New Business:**

**a. Memorial Gifts: Vic** – Motion made by Ben seconded by Doug to make a donation of \$50 at St. Vincent De Paul Society of Ascension Parish in memory of Lilia D'Angelo; passed unanimously

**b. Seawall repair on monthly rentals: Vic:** – The Board is to meet with Steve from Coastal Construction once more before work is done to review work to be done; in the event permit is denied the board will deal with it at the first meeting of the fall.

**c. Review policy on Monthly Rentals:** Objective is to minimize turnover in the units; Discussion ensued; no action taken by the board

**d. Discuss possible need for another BoD meeting prior to the 'Exodus': Vic:** No meeting needed until fall.

**e. Items necessary to prepare Strandview for summer season: Al** Joe's manager's report discussed many items to be taken care of: turtle lights, chairs and lounges will start putting away, putting 2 recycle bins in pool pump area, old umbrellas up for summer, pool heater off at May 15<sup>th</sup>.

**f."Notification regarding towing of parked cars":Vic:** A letter with threat was sent to the board regarding towing of a car in a space in 2012 and brought up again recently. Discussion took place regarding the discussion in 2012 and the Board agreed that this is an owner to owner issue as agreed upon in 2012.

**g. Low voltage a/c wires on roof-discussion of risks, responsibilities possible BoD action:Vic:** – There have been several recent failures in these low voltage wires; discussion ensued. Documents state that these wires and relays are owners' responsibility. When they fail, will need to be repaired by the owner. Since the wires and attachments are somewhat fragile, placing additional tie straps on them may cause more problems than help. Al explained major expense of taking care of all unit wires at once. No action by BoD.

**h. Discussion and possible action regarding inclusion of maintenance contractor recommendations in website: Vic:** Vic suggested placing an additional page on the website listing vendors individual owners recommend. Need the recommendation and the approval by the vendor to be put on the website. Ben made a motion to add a page to the website that lists preferred vendors recommended by owners., Al seconded. Passed unanimously

**i. Discussion and possible action regarding BoD establishment of additional "Parking Policies" regarding recreational activities (eg skateboarding) in parking areas, iaw Declaration of Condominium sec 10.5G?:Vic**– a discussion of the recent skateboarding activity by a guest of an owner in the parking areas took place. This is the first time we've had the problem in 15 years. Again, suggested that owners speak to their neighbors regarding these issues as they are occurring. No action was taken regarding any additional rules at this time.

Doug will have the renewal information on the insurance about May 1<sup>st</sup>. Doug to send email on the renewal information. Any emails that we have approved via emails during the summer will be formally approved at the fall meeting.

Brace requested that the Board prohibit smoking in the pool area and under the building. The smoking goes up to the open windows. Doug made a motion made that smoking be banned in the pool area, Vic seconded, Pete would like to make an amendment that we put up signs that say no smoking. Vote taken on initial motion unanimously approved, amendment unanimously approved. Vic will add that to rules and regulations and post on website.

Pete made a motion to make a rule that states no smoking under the building or in the pool area and to put signs up in those areas. Doug seconded. Passed unanimously.

Sherry to have signs made: NO SMOKING Size 8X10; white with red lettering; these are to be posted above the bench; posted next to the rules of the pool

Ben brought up a fire at another condo from a dryer. Discussion took place regarding fire extinguishers in each unit; Doug suggested we as a board could send an email based on the situation that we highly recommend that each owner place a personal fire extinguisher in their unit. Vic sends quarterly emails and will include that in his email.

Improved Owner-to-Owner Communication -- Several of the above discussions focused on the need for better owner-to-owner communication as a means to avoid divisiveness in our community. Vic noted he planned to send a quarterly e-mail to all owners and would discuss the issue of better communication and neighborliness in the next such letter.

No other issues brought forth.

Motion made by Doug to adjourn, Ben seconded. Passed unanimously, Meeting adjourned at 11: 38am.