

Draft Minutes of the Strandview Tower Condominium Association Board of Directors

Date: 11/4/13

- 1) **Call to Order, Establish a Quorum, Proof of Notice:** Meeting called to order at 10am by President Vic B. Quorum established with Vic B., Pete B., Al B., and Doug H in attendance. Ben T. absent. Meeting posted as required by law.
- 2) **Approval of minutes of BoD Organizational Meeting of January 28 and regular meeting of April 10, 2013:** Al made a motion to approve the minutes of 1/28/13 and Pete Seconded. Passed unanimously. Doug made a motion to approve the 4/10/13 minutes, Al seconded, passed unanimously.
- 3) **Manager's Report:** Joe W.;
 - All the information was included in the weekly reports
 - It rained a lot this summer; spot checked the units on the 7th floor; there was a leak in the Steven's unit which was recaulked. Barbara thanked Joe for responding so quickly which probably avoided a lot of damage. A window in 504 needs caulking and have contacted Elias Brothers.
 - No other problems
 - Sea wall permit was done this summer. Sherry kept at them with all the information they continued to ask for.
 - The elevation certificate Sherry has contacted them on and they were already here for that.
 - Bi-annual roof check is due soon
 - 2 new pool chairs on the deck
 - There was a problem with the irrigation; Bullseye was here within 24 hours; Dean Rubin was here that night and ran the wires for the pump
 - The elevator was stationed at the 2nd floor
 - The turtle lights were done by Al
 - Trash to go to twice a week January 1st
 - Beth Burwinkle has requested elevator keys-Al sold them to her
 - Since Al has been here, he has done a lot of work
 - Annual elevator inspection is due Friday and notices were posted
 - Met with Vic on the fire inspection
 - Any questions? None
- 4) **President's Report:** Vic B.; the only thing I have to say is that the good Lord didn't bring us any big storms this year which made things relatively easy
- 5) **Treasurer's Report:** Al B.; as of the end of the month we have \$27,329 in the checking account; that included the final payment to Florida Coastal. Included ½ of the quarterly maintenance fees
- 6) **Old Business:**
 - A) Direct WPM to mark and periodically inventory all pool furniture
 - B) Direct WPM to secure "Elevation Certificate" ASAP (already done)
 - C) Authorize necessary Fire Alarm repairs/modifications
 - D) Report on status and cost of seawall repair: Al

- E) Approve extra Terminex summer charge: Doug
- F) Approve buying of pool chairs to replace broken one; Doug
- G) Other appropriate old business; if any

Had several minor decisions over the summer that need to be ratified. Motion made by AI to confirm the actions taken over the summer; seconded by Doug, passed unanimously.

Fire Alarm: inspection took place about 2 weeks ago. FFS provided a repair proposal and listed 5 required repairs at about \$700-\$800 for mandatory items. Several optional items that do not need to be done. The elevator recall in the elevator needs to be addressed. The elevator inspection will be taking place on Friday and can be reviewed at that time. Pete made a motion to authorize WPM to have the mandatory repairs made plus the elevator recall function for a limit of \$1000.00. Doug seconded. Passed unanimously.

Status of the Seawall: AI; total cost was \$18750.00; this was reduced to \$17250.00. Additional site plan cost of \$900.00; There was a request for extended sidewalk work for \$550.00. The job is completed except for the stress marks in the sidewalk. Lance will be placing the sod back and leveling this. 100% plus of the assessment was spent on the project. There is approximately \$200 in unallocated funds in the reserve fund to be used in the seawall/sidewalk project.

7) **New Business:**

- a) Review 'sale and long-term lease procedures iaw section 11 of declaration, discuss and possibly authorize new sale/application from-Vic; Board is to have 15 days notice to approve or disapprove the application with convicted felon is only reason to disapprove; Vic proposed form for the purchase of unit, Doug made motion to adopt the form with the additions and put it on the website and in the quarterly newsletter; AI seconded; passed unanimously
- b) Discussion of proposal to NOT fully-fund reserves, take action as necessary Vic; No one expressed concerns to not fully fund reserves; Doug made a motion that the Board continue to include the fully funded reserves in the budget. AI seconded. Passed unanimously
- c) Review proposed 2014 budget and authorize submission to owners for comment in prep for next BoD meeting; AI; First increase in 6-7 years and mainly due to insurance increase. Quarterly assessment to \$1500.00 from \$1375.00. Vic will send a copy of the proposed budget to all owners; email and regular mail. Doug made a motion to accept the 2014 budget to send to owners for input; Pete seconded; passed unanimously
- d) Discussion of pest control services iaw section 9/14 of Declaration appoint committee to explore alternative approaches; Vic/AI; AI to act as chairman of committee (with 2 others) to review pest control alternatives and bring to January board meeting and take a straw poll at annual meeting of owners
- e) Discussion of connectivity services (TV/Phone/Internet)appoint committee to explore alternative approaches; Vic/Doug: The contract expires in 2017; Vic proposes to defer this issue at this time

- f) Identify items needed for submission to owners; make assignments to ensure timely notice and mailing

A formal request was made by Beth B. to have a caulking maintenance program provided by a caulking specialist. Place this on the agenda of the 19th along with discussion of reserve items; painting, etc

- g) Schedule next BoD meeting; Tuesday, Nov 19 primarily for BoD approval of 2014 Annual Budget

Al and Ben's terms expire this year; reserve the Newton place

- 8) Owner questions and comments on others topics if any. None
- 9) Adjourn, Doug made a motion to adjourn, Pete seconded; passed unanimously; meeting adjourned at 11:05am