

Draft Minutes Strandview Tower Condominium Association Board of Directors Meeting
Tuesday, Nov. 19, 2013

- 1) **Call to Order, Establish a Quorum, Proof of Notice:** Meeting called to order by President Vic B. at 10am., quorum established with 4 of 5 board members present: Doug, Pete, Al and Vic present; absent was Ben
Management present: Sherry Walker, CAM Walker Property Management
Owners present: Barb, Joan, Jim, Frank
Agenda posted as required by law
- 2) **Approval of Minutes of BoD meeting of Nov. 4, 2013:** Insert wording in area of treasurers report; Al made a motion to accept minutes as corrected, Doug seconded, passed unanimously
- 3) **Manager's Report: Joe W.**
 - Joe walked the building and grounds on Friday, Nov. 15th and all appeared in good order
 - Al Byerle asked Joe to order a deodorant block for the dumpster room, this has been done and will be delivered when received
 - Al Byerle also asked for information on the door sweeps and Joe gave him the name, address and phone number in Fort Myers for the supplier
 - Elias Brothers caulked the foyer window in unit 504
 - The also caulked around the entry door and side light panel on the outside of unit 604 as the Burwinkels reported some staining in the ceiling around their entry door 504
 - On Friday, Nov. 15th Elias Brothers were on site again to provide a free examination of the building exterior for purposed of painting in the year 2014 or 2015. This report will give us an idea if there will be any restoration work required prior to painting. Their email report is attached
 - Florida Fire Systems will make the necessary repairs to the fire alarm system today
 - Beth Burwinkel sent an email expressing concern over the window caulking. When I had Elias Brothers recaulk any window at Strandview, all old caulk was removed first and then the new caulk was applied. At no time was any 'caulk over' done
- 4) **President's Report: Vic B.:** No report
- 5) **Treasurer's Report: Al B.:** Did spend about \$700 to fix irrigation pump; apply to building maintenance account
- 6) **Old Business:**
 - a) If any; No other members appointed to pest control prevention committee
Has received information from others; Question how much to do every other month

7) New Business:

a) Discuss and approve proposed budget for 2014: no feedback from Vic, Al had one that stated it was reasonable increase. Doug made a motion to approve the proposed budget, Pete seconded, passed unanimously

Al to send an email to M&B of the approved budget

b) Discussion of reserve estimates for painting & paving: Vic asked Ben to make report on this at annual owner meeting.

c) Discussion of formal request regarding regular scheduling of caulking windows and doors: Beth offered to obtain this information and pass it to Ben. Discussion ensued regarding overall leak prevention; This will be placed on annual meeting agenda.

Additional discussion on gas grill and cleaning/care by owners and renters

Plastic hanger broken in elevator

8) Adjourn: Doug made a motion to adjourn, Pete seconded; passed unanimously; meeting adjourned at 10:55am