

Draft Minutes of the Strandview Tower Condominium Association  
Meeting of the Board of Directors  
Friday, January 10, 2014 at 10:00 am in Pool Area

- 1. Call to Order, Establish a Quorum, Proof of Notice:** Meeting called to order by Vice President Pete at 10am; Quorum established with Doug, Pete, and Al present. Notices posted as required by law. 4 owners present. Management present: Sherry A. Walker, CAM, Mgr.; Joe Walker, Mgr.
- 2. Approval of Minutes of BoD Meeting of November 19<sup>th</sup>:** Motion made by Pete to accept the minutes of the Nov. 19<sup>th</sup> BoD meeting as written, Al seconded; vote taken; passed unanimously
- 3. Manager's Report: Joe W. :**
  - Advanced Roofing has completed the 2<sup>nd</sup> of 4 roof inspections; they made a number of repairs; no serious issues
  - Roof to be cleaned in January. Will post notices as always
  - Walk through done of the property last Friday
  - Quarterly test of the fire alarms is due
  - There was a water leak in the garage; Franzese Plumbing capped a pipe in the garage area; this pipe is not an active pipe; do not want repaired
  - Steve from Coastal still has SV plans; Sherry continues to contact him to return them
  - Terminex is due midweek
  - Trees were trimmed on schedule
  - Replaced exit light bulbs
  - Thyssen Krupp greased tracks, the elevator popped the motor circuit and Thyssen Krupp came out to SV to take care of this issue
  - Garbage has been increased to 2 times per week- Monday and Thursday
- 4. New Business:**
  - a) If any:** None brought forward
- 5. Treasurer's Report: Al B.:** The quarterly fees were increased to \$1500.00 as of January 1<sup>st</sup>. Presently the balance in the operating account is \$30625. Will provide the end of the year statement when it is received from Myers and Brettholtz.
- 6. New Business:**
  - a. Committee report on pest control- Al:** The committee consisted of Jim, Pete and Al. The three pest control companies reviewed/proposals received are: Terminex; Maximum and A Better Bug Man. The spraying of the perimeter as well as interior spraying of the units was determined to be the best strategy

for pest control at SV. This will be explained and discussed at the owner's meeting; the recommendation of the board for a vote; and voted on by the Board on behalf of the members at the February BoD meeting.

**b. Registering units when owner is not present: Al:** There is a yellow sheet in the elevator that is for the registering of visitors, etc when the unit owner is not on site with them in the unit. Al asked for confirmation that it is still the board's direction on this topic

**c. Annual meeting mailing (agenda, proxies, etc.) not later than Monday January 13<sup>th</sup>: Sherry :** meeting information will be going out to owners by 13<sup>th</sup>; by email to those who have opted to receive their information and notices in this manner; or by postal mail to those who opt out of email correspondence.

**d. 504 water remediation: Joe:** There was a recent leak in the Burwinkles' foyer window area. The leak was repaired and caulked. Joe met with Bill and Al on the 30<sup>th</sup>. All of the building's windows were caulked when they were installed in 2006 and then they are recaulked on an as-needed basis. There was an issue with the caulking in 504 this time. Joe spoke with the company and requested a specific tech for re-caulking in the future. Discussion on the recaulking of the windows in the future when the building is repainted. To be discussed at owner's meeting in January.

**8. Owner questions and comments on other topics; if any:** none

**9. Adjourn:** Doug made a motion to adjourn, Al seconded, vote taken, passed unanimously. Meeting adjourned at 10:39am.