

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

**Friday, February 14, 2014 at 10:00 am in pool area**

**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: Al, Doug, Pete and Vic. Notice posted as required by law. Management present: Joe Walker, Mgr. Sherry Walker, CAM., Mgr.**

**2. Approval of minutes of BoD Meeting of Jan. 10, 2014: minutes not received by BoD. To be approved at next meeting.**

**3. Manager's Report: Joe W.:**

**-Roof to be cleaned next week; notices will be posted as usual**

**-Dumpster was finally swapped out; SV given a clean dumpster; I have been consistently on them to do this, Sherry has been on them**

**-Terminex will be here on Monday; notices put in elevator and on bulletin board this morning**

**-Final call back inspection was done by Suncoast; they are the state inspectors. All is fine with the elevator; it just took Suncoast a while to return to clear violations**

**-Vic, Al and I met with Steve of Coastal Construction. The state wants an 'as is' survey of the wall/property. Will get this to file with the state via Steve from Coastal**

**-The SV plans were obtained back from Steve**

**-Walk throughs have been done and the building looks to be in good shape**

**4. Presidents's Report: Vic: Would like to get on the record the issues that were discussed at the annual meeting; that which we as a board should be looking at as a result of the meeting: in regards to paving-there was a complete consensus that we should defer paving until the Estero Blvd project is complete; there was a discussion of pavers vs. asphalt. No straw poll on this, but in our planning, plan for the most expensive scenario. When M&B puts together the budget next year, add 5 years to the paving and set the goal of paving at \$85,000. Painting: again consensus that we should incorporate a top quality caulking project into the painting project. No painting until at least 2015; M&B to add 1 year to the painting and x amount of dollars for the**

caulking which we need to find out about before the budget preparation next fall.

-Additional owner discussion regarding caulking; no action taken as details will be obtained at a later date from M&B for costs,etc.

5. Treasurer's Report: Al: The operating account stands at approximately \$35,000 at the end of January. All owners are up to date on their assessments.

6. Old Business:

a. If any: none brought forward

7. New Business

a. Discuss and approve interior/exterior insecticide source selection: Al; Insecticide was reviewed at the annual meeting and we would like to take a BoD vote today. The supplier recommended: Maximum; Maximum also works through Lance(our grounds maintenance company); Maximum will do the inside and outside every other month as well as the lawn pesticide. Terminex charges a little over \$1,000 year. Maximum is approximately \$1200 per year; Al will ask for a reduction in price. With Maximum, SV will have one vendor doing all of the pest control.

Al made a motion: recommend the approval of Maximum to be the new insect supplier for Strandview inside and outside effective as soon as possible. Pete seconded; passed unanimously. WPM to notify Terminex and obtain keys from the tech on Monday. Al to meet with Maximum tech to train in what needs to be done and to give keys

b. Swollen Door repair; Al; Dusty informed WPM that the door on the 3<sup>rd</sup> floor could not be opened. Al got crow bar to open it. Norm was asked to file down wood on the doors where possible. Other doors were identified as swollen doors. Al bought a saw blade and has removed a blade's depth of wood on some of the doors so that they open and close easily. Some latches on the doors are not working; we need to do maintenance on these to keep them working so that SV is not written up for code violation. Norm has helped with many things and Al feels a special recognition is needed. Al made a motion to give Norm a \$15 gift card to Publix to thank him. Seconded by Pete. Passed unanimously.

Other New Business:

An owner asked about the roster at the door needing replacement.

**Vic: many people have d/c land lines; but the purpose of the roster is for people to call upstairs to be let in. What is best solution? Discussion ensued. Pete made a motion that the roster should be updated with the correct numbers. Doug seconded; Vote taken, 3 votes yes 1 abstain. Motion passed; Current list to be brought up to date with the phone numbers for the contacts.**

**Vic: when we do paving, we may want to look at including individual electric car starting stations for owners; Many issues discussed regarding the car stations,**

**Norm; brought up grass problem at the annual meeting; discussion ensued; pump was down for a long time; should come back-Lance is fertilizing, etc. Owner asked if outside lights are on a timer; they should be adjusted; the lights have a sensor and can not be adjusted.**

**Owner asked about storm/screen doors for units. Vic suggested bringing up at annual meeting; the docs state no storm or screen doors. Would need 13 votes for to change the docs/ need to be written up and filed. This has been brought up in the past and may be brought up again.**

**Al made a motion to adjourn; Doug seconded; passed unanimously; meeting adjourned at 11:50am**