

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

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

1. **Call to order, Establish Quorum, Proof of Notice:** Meeting called to order by President Vic B at 10:00am; Quorum established with Vic B., Pete B., and Al B., present; posted as required by law

**Management Present:** Joe Walker, Mgr.; Sherry Walker, CAM, Mgr. of Walker Property Management

Owners present: Dan D

2. **Approval of minutes of Jan 10<sup>th</sup>, 27<sup>th</sup> and Feb 14<sup>th</sup> BoD meetings:**

Al made a motion to accept minutes of the 1/10 meeting as written; Pete seconded; passed; Al made a motion to accept the minutes of the 1/27 organizational meeting as written; Pete seconded; passed; Al made a motion to accept the 2/14 minutes as written; Pete seconded; passed

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

Girl's cleaned the roof a couple weeks ago

Maximum is due on 3<sup>rd</sup> week

Steve from Coastal received the as built for the seawall; copy dropped to Vic as well as an elevation certificate. Vic to pass the elevation cert to Doug for insurances

Sandra received a certificate

Florid Fire Systems due here the 21st to do the semiannual: no alarms involved

Al fixed 2 fixtures 2<sup>nd</sup> floor and 6<sup>th</sup> floor; garbage room florescent lights sanded out; replaced plug on 2<sup>nd</sup> floor and cover; cleaned up after the no name storm;

4. **President's Report: Vic:** nothing to report
5. **Treasurers Report: Al:**end of February sitting just under \$34,000; Quarterly assessment coming up which will put us at about \$60,000 to pay insurances; unsure what they will be; Advanced Billing: two months billing occurred as opposed to one, need to watch
6. **Old Business:**

- a) **Final report on interior pest prevention contract: Al B.** on 2/28 Joe W. and Al B. met with Dave from Maximum; went under the building; they will be dusting cobwebs, spraying under the building; went into 2 different units to instruct how it is to be done. Asked to please leave things as they find them; walkways and stairways to be sprayed. Joe asked 'what not going to spray' =everything will be sprayed; transferred the keys; first service is 3<sup>rd</sup> week of this month and every other month from then on. Requested a week or at least 48 hours for posting notices. Al asked him to leave business cards in the units. Unit owners can contact company directly to request additional spraying. Also spray pool deck and equipment. They do grounds spraying with Lance; Committee is terminated and thank you for your work; great job
- b) **Info on Phone List Posting: Vic B.** put note in quarterly letter asking anyone for updated information for the listing; no response; decision to list only last names; left blank any unit that did not have a land line; the phone at elevator only connects with the land lines; cell phones were removed; Pete and Dan requested owners list with contact numbers; Vic to email
- c) **Other new business as necessary;** none

7 **New Business** ; Jim requested that the bulletin board and the sign by the stairs be replaced; Discussion ensued: board instructed WPM to put up new bulletin board (roughly same size); replace broken plastic signs; put extra sign holders in girl's room for storage; Plastic sign by beach cannot be cleaned off (Vic attempted): Pete commented the building looks great, the grounds look great, the signs should look great , Pete made a motion to replace the no trespassing sign; Al seconded; passed; identical wording;

- a) **Initial discussion of "Maintenance Standards": Vic. B.:** Vic emailed a document another association uses; this is a bit overkill; however is there a maintenance standard that should be adhered to? Who is responsible for what, etc? Discussion ensued regarding replacement of water heaters, washers, etc.
- b) **Other new business as necessary:** Dan brought up storm doors; discussion ensued. These are regulated in the documents.; Dan to gather further information and put on agenda for annual meeting
8. **Adjourn:** Pete made motion to adjourn; Al seconded; passed; adjourned at 10:47am