

Draft Minutes of the STCA Board of Directors Meeting on Wednesday, November 5, 2014 at 10am in the Pool Area

1)Call to Order, Establish a Quorum, Proof of Notice: Meeting called to order at 10 am by President Vic B. Quorum Established with Vic B., Pete B. and Al B. present. Absent: Ben T
Notices posted as required. Owners present: Beth, Joan, Jim, Frank and Rick
Management Present: Sherry Walker, CAM; Joe Walker, Mgr.

2)Appointment of Board member to complete the term of Doug Hebeisen: Vic B.:Pete made a motion to appoint Brace Clark to the board to complete Doug H.'s term expiring in 2015. Al seconded it, vote taken, passed unanimously

3) Election of STCA Secretary to replace Doug Hebeisen: Vic B

4)Manager's Report: Joe Walker:

- Biggest issue during summer was the finding of water intrusion on the lanais of 401 and 501. This was found when 401 removed shutters. Joe had 2 vendors out to evaluate situation. Both agreed that the concrete issue can wait until the painting of the building and that it was ok for 401 to replace shutters until painting in 2015. Also suggested further testing of the rear of the building for any other intrusion.
- Fire Dept. mandated placement of 2 phone lines into the alarm system. These phone lines will be monitored and when alarms go off, the fire department is notified and they respond. The fire department cited Strandview regarding no direct emergency lines and gave us 72 hours, we were able to complete this in one week: scheduling and installation of phone lines, connection of lines to alarm system; set up of monitoring service; notification to the fire department. Due to the alarm panel being upgraded previously, there was not that requirement
- Annual fire alarm inspection requested two batteries be replaced at the cost of \$130, Vic approved that
- Last annual elevator inspection had no concerns; next inspection is due in November
- Building was pressure washed on the street side in October
- Roof cleaning is up to date
- Turtle lights were reset
- Thyssen Krupp will station elevator to 2nd floor on their next trip out
- Maximum Pest Control is due next week; notices will be posted
- When the roofer were out for roof maintenance, they repaired the rain gutter in the area of 501
- Vic spoke to Diane C. and she reports no water coming down
- Leak from 604 into 504. Frank turned the water off

- No major storms
- 7th floor hose valve is difficult to turn and needs to be addressed
- AI to obtain quotes for lighting fixtures; exit signs, etc

5)President's Report: Vic B. The report is short. There were no storms. Only significant issues relate to 401 and 701 on the agenda later

6)Treasurer's Report: Al B.: As of 11/3 the balance in operating account was \$54,500
The big reason for this is that the insurance didn't go up as we expected. Additional money can be used toward painting or other items. Budget is being drawn up; hoping to keep fees the same

7)Old Business: Review summer issues problems and action and confirm actions as necessary:

a) Completed Actions to be approved as a block

- Website was renewed for 5 years at \$63.75
- \$50 donation to Alzheimer's in memory of Sherry's parents
- Installation of the phone lines; monitoring system as required by FMBFD
- Accept resignation of Doug effective Sept. 30, 2014

Al made a motion to approve these items as a block, Brace seconded; vote taken, passed unanimously

B) On-going issues requiring discussion and possible action

i. Unit 401 Lanai Issues

1) Letter sent to Ann approving the installation of code compliant hurricane shutters on the lanai

2) No BoD approval required for LR/Lanai sliding doors

Al made a motion to approve these two issues, Pete seconded it. Vote taken, passed

3) Concrete cracks in ceiling of 401 along the edge; Received quote of \$20,000 for repair. Joe W. got an engineer to evaluate and this can be held off until the painting project in 2015. Board is paying for the removal and reinstallation of 401 shutters when painting ensues. New shutters were installed to complete satisfaction and therefore can use any vendor to do this.

Confirmation of the verbal agreement: Al made a motion that we pay for unit 401 only to remove and reinstall the shutters when we paint., Brace seconded. Vote taken, passed

ii. Unit 701 Sale/Transfer Issues:

1. Authorize real estate agent to place lock box on pump room door to provide access to unit for agents/ prospective buyers
2. Review, discuss and approve or amend FAQ for real estate agent use on all potential sale and authorize placement of the FAQs on STCA website

3. Approve the sale of unit 701 to an LLC owned by Dr. Michael Katin of Ft Myers, ownership to be held in the name of an LLC but represented by his attorney
4. Review of sale and subsequent transfer process, discussion and possible action.

Vic reviewed the above regarding the purchase of the unit. The attorney stated that he would be responsible for the providing the LLC and as the responsible party for the LLC. Vic commented that Timi was in the apartment and when asked what her relationship was to the unit. She said she owned it. Was going on month trip and didn't want to lose, Dr Katin bought in LLC and turned over to Timi as manager of the LLC. Was sold to LLC and the control was turned from Dr. Katin's attorney to Timi.

Al made a motion to approve placing the lock box on pump room door and the sale of 701; Pete seconded; vote taken, passed

FAQ document explained and reviewed by Vic; Al made a motion to approve the FAQ and placement of this on the website; Pete seconded; vote taken, passed

C. Discussion Items: Is further study necessary or should the issue be on future BoD agenda

- i. Determine whether it is appropriate to place on a future agenda for BoD action blatant violations of rules by April 2014 guest in unit #302; agreed no action necessary
- ii. Determine whether the 'Technical specifications' are necessary? Discussion ensued; no action taken

d. Other appropriate old business brought forward by BoD members or owners: none

8) New Business:

a) Owner proposal regarding pool temperature setting: Frank B. After much discussion Brace made a motion: to try to maintain an afternoon temperature of 86°F, Al seconded, vote taken, passed

b) Owner proposal regarding weeds in beach area above high-tide line: Joan B; Joan talked about the need to address/remove the weeds on the beach; discussion ensued; Beth B. had spoken to and received a proposal from Bill Perry to rake the beach twice month. Pete B. made a motion to have Bill Perry rake the beach with the month to month contract. Al seconded. Vote taken, passed

Al made a motion to authorize Pete and Brace to obtain a new BBQ grill, Pete seconded; vote taken, passed.

c) Other appropriate new business brought forward by BoD members or owners: An owner brought up smoking; smoking in common and limited common elements to be brought up at annual meeting

9) Adjourn: Pete made a motion to adjourn, Al seconded; vote taken; passed. Meeting adjourned at 11:26am

Next meeting Friday November 21st at 10am

