

Draft Minutes of the STCA Board of Directors Meeting of 11/21/14

1) Call to Order, Establish a Quorum, Proof of Notice:

Meeting called to order by President Vic B. at 10am. Quorum established with all 5 board members present, (welcome back Ben); Notice posted as required. Owners present: Beth, Frank, Norm, Jim
Management Present: Joe Walker, Mgr; Sherry Walker, CAM Walker Property Management.

2) Approval of the meeting minutes from 11/5/14:

Al B. requested that the word signs be replaced with the word lights
Motion made by Pete to accept the minutes as corrected. Brace seconded. Passed unanimously

3) Manager's Report: Joe W.:

- 2 batteries were replaced by Florida Fire Systems in the fire panel
- Elevator has been stationed to the 2nd floor
- Annual elevator inspection took place last week: no violations.
- Elevator inspector suggested that 2 emergency elevator keys be kept on site. Joe contacted Thyssen Krupp; waiting for keys
- Just received painting specs from Sherwin Williams; caulk specs; these are for each vendor bidding the job
- Walker through building Tuesday; no issues
- Al asked me for quotes on ground floor doors (done few years ago)
- Will get quote from Tri City for auto fill valve
- Al fixed hose bib on floor 7

4) President's Report: Vic B.:

- Board sat with WPM to discuss expectations from all of our vendors. Will continue with the vendors we are using at this time
- Have obtained all the necessary paper work for unit 701; no additional paperwork needed
- From the Condo Meeting, Sprinkler System – opt out question
- Board Qualifications: new board members need to sign affidavit they have read the condo docs or taken the course (3 hours). Becker & Poliakoff will have a meeting in December

-Frank brought up question; do we have to paint the inside of the lanais? In the docs, that's an option for the Board to decide to include or exclude lanai; owners can opt out
-A couple questions raised about the extending the no smoking on the limited common elements; Can be done 2 ways-change association rules by the Board; Change the by-laws to include all common and limited common elements as no smoking; smoke free facility can also be done-would have to grandfather in present owners. Vic suggests taking an advisory vote at the annual owner meeting as to which approach to take with the no smoking. Approval to include the lanai would require a majority vote. Several owners at the meeting requested this to be on the agenda.

5) Treasurer's report: Al B.: as of yesterday there was \$46,700 in the checking account

6) Old Business: none

7) New Business:

Motion made to authorize continuation of all vendor contracts for 2015 by Ben; seconded by Pete; passed unanimously

Motion made by Pete to continue the membership in the FMB Condo Association at a cost of \$20 per year; seconded by Ben; passed unanimously

Motion made to accept the proposed budget by Ben, seconded by Pete; passed unanimously; Al commented that money was added into the reserves to cover the upcoming needs. Insurance was less this past year but will go up again next year
Meeting for Budget vote: Dec. 9, 2015 at 9am. Vic to send out the budgets.

Mailing of First Notice for the annual owner meeting: Application for board position (2 pages); notice of the meeting, include number of spots available: Pete, Brace, Vic; Vic will put this mailing together and get out to the owners by Monday.

8) Adjourn: Pete made motion to adjourn; Brace seconded; passed unanimously
adjourned 11:06 am