

Draft Minutes of the Strandview Tower Condominium Association Board of Directors Meeting; Thursday January 8, 2015

1)**Call to Order, Establish a Quorum, Proof of Notice:** Meeting called to order by Pres. Vic B. at 9 am; quorum established with 4 present: Al, Ben, Brace and Vic . Pete absent; Notice posted as required by law. Management present: Joe Walker, Mgr., Sherry Walker, CAM, via phone of Walker Property Mgmt. Owners present: Barb, Jim and Norm

2)**Approval of Minutes of BoD Budget Meeting:** Motion made by Al to accept Nov 21, 2014 BoD meeting and the Dec 9 BoD Budget meeting minutes as written; seconded by Ben; passed .

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

- Al thanked for all the work he does around the building: replaced 2 exit lights with LED fixtures; replaced 2 emergency light fixtures; replaced broken light globe at south end and ordered several light fixtures on line
- Beach grooming is going well; Ben requested north end be addressed in raking
- Trash pick-up twice weekly: pick up on Monday and Friday
- Roof to be cleaned Friday Jan 16th: Notices posted today
- Maximum Pest Control to spray units on Tuesday, Jan 13th and notices also posted today
- Trees trimmed as scheduled in Dec. by Lance/Aaction Services
- Painting project to be discussed later in agenda
- Concrete damage: test can be done inside units by tapping, etc.; should we schedule to do this and post notices? No action taken
- Advanced Roofing will do final visit of the roof contract/last visit of 2 year contracts/ new contract will be mailed to WPM; while on site, Adv. Roofing will look to see if possible to make any cosmetic improvements on the two flat roofs

4)**President's Report: Vic B.:** Happy New Year

5)**Treasurer's Report: Al B.:** Al reports that there is about \$40,000 in the checking account and \$11,000 due in quarterly dues. In good shape

6)**Old Business:** None

7)**New Business:**

a. Discuss ground rules for painting project and act on an authorization motion.

Vic B: discussion about the painting project regarding the following:

- time line/when to start project
- vendors to bid/make proposals i.e. Vic's Painting, Elias Bros., etc
- how long will the pool be closed
- project to be bid on a menu basis, such as caulking, painting the stairwells, painting the pipes and garage ceiling, and concrete repairs needed, replacing the 7 ground level utility

doors also discussed Brace made a motion to form a painting committee to address the above, Al B. seconded; motion passed

b. President appoints painting project committee: Vic B.: Vic appoints Ben as chairman and Beth, Norm, Barb and Rick to the painting committee. Ben to report to BoD on the status and progress of the committee. Ben will speak about the project at the annual meeting

c. Prepare documents for 2nd Notice of Annual Meeting mailing, including discussion of Agenda. Vic B. and Sherry W.:

-2nd notice of the meeting to be sent no later than 14 days before the meeting
-include the agenda, the draft minutes of the last annual meeting and proxy. There will be no BoD election. Brace made a motion to include a limited proxy on 'smoking issues', seconded by Ben, vote taken and approved with Al B. abstaining
Vic to prepare the agenda and send all necessary documents out to owners as required.

d. Any other appropriate new business:

-some discussion on parking issues/problems
-some discussion of the repairs inside unit 203
-Brace has volunteered to paint the parking lot white stripes
-Joe W. has been instructed to replace the sign on the pool fence at

8) Meeting was adjourned at 10:45AM.