

## **Approved Minutes of the Strandview Tower Condominium Association Board of Directors meeting on Thursday February 12, 2015 in pool area**

**1) Call to Order, Establish a Quorum, Proof of Notice:** President Vic B. called the meeting to order at 9:01am; Quorum established with Vic, Brace, Pete, and Al present. Ben absent. Joe Walker, Mgr., and Sherry Walker, Mgr, CAM of Walker Property Management present. Beth, Jim and Rick in attendance. Notice posted as required by law.

**2) Approval of minutes of BoD Budget Meeting;** Al made a motion to approve the minutes as amended of 1/8 meeting; Pete seconded. Votes taken, passed unanimously. Vic corrected the titles of the officers for the organizational meeting; Al made a motion to approve the 1/26 meeting as amended; seconded by Brace; vote taken; passed unanimously.

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

-Advanced Roofing will be here to do the preventative maintenance on the roof on Feb. 18<sup>th</sup>. Joe asked them to look at the lower roofs for any cosmetic repairs they may propose

-Tri City was on site to change out the 15 gallon chlorine container to a 30 gallon. The pool equipment will be owned by Strandview as it is swapped out.(Tri City leased the equipment from someone previously and is now changing it over to ownership by each association)

-Beach raking continues and that looks good.

-Has had contact with a couple painting contractors but is waiting for the painting committee report for direction

**4) President's Report:** Vic B.

- Sent BoD members an email of 'what I've learned recently' about unit 203 which is now completed. Repairs within condo units except excluded items are the association's responsibility in an insurable event. If as originally built, it would be the association's responsibility; if changed out, would be owners. Check into the deductible. If damage is from something that occurred over time, the association is not responsible to change out. If ok, Vic will put this information on the website.

**4) Treasurer's Report:** Al. B. stated that there was an amount of

\$69,000 for painting. A very small amount in accounts receivable needs to be identified. Otherwise all is fine with the financials.

**7) New Business:**

a) Painting: Beth B and Rick W. presented a painting report in Ben's absence,

b) Extend smoking prohibition to all Common Areas, including Limited Common Elements by modifying Rules and Regulations. Specifically, replace the existing Section # item 8 with "8. SMOKING is NOT PERMITTED in any COMMON AREA INCLUDING Lobby, elevator, stairwells, balcony walkways, pool area, under the ELEMENTS balcony walkways, pool area, under the building, parking lots, lawns, etc. OR in any LIMITED COMMON ELEMENT including assigned parking spaces, lanais, storage closets, etc."

Brace made a motion to replace the existing E8 with the new wording; Pete seconded; discussion took place about the extent of the limits. Vote taken; passed unanimously

c) Authorize memorial gifts of Eleanor "Pat" Stapinski and Helen A. Walker; Pete made a motion to authorize \$50 for Hospice for Pat and \$50 for St. Jude for Helen. Brace seconded; vote taken, motion passed. Vic moved and Brace seconded that the BoD, at their sole discretion, may contribute up to \$250 per year as memorial or other charitable gifts, to be charged to Miscellaneous Expense in the Budget. Passed unanimously..

d) Any other appropriate new business: Board certification for Brace received for file. Brace stated that the table bases for the umbrellas have tipped over. He is checking on the prices for new bases. Brace made a motion to approve buying 3 bases for \$300 + tax. Vic seconded. Pete amended the motion to look further into this. Vic suggested tabling the motion to deal with next meeting. Brace will look into this further and bring to next meeting; put on as old business of next meeting.

7) Adjourn: Pete made a motion to adjourn; Brace seconded