

Draft Minutes of the April 30, 2015 Strandview Tower Condominium Association Board of Directors Meeting

- 1) **Call to Order, Establish a Quorum; Proof of 14-days Notice:** Meeting called to order by President Vic B. at 9:05 am, Meeting notice posted 14 days prior as required by law, Quorum established with 5 in attendance including Al B. on phone. Also in attendance: Joan, Norm, Jim, Barb, Ann, Andy, Beth.
Management Present: Joe Walker, Mgr. and Sherry Walker, CAM, Mgr. from Walker Property Management
- 2) **Approval of Minutes of 09 April 2015 BoD Meeting:** Pete made a motion to accept the minutes as written, seconded by Ben; passed unanimously
- 3) **Manager's Report: Joe W.:**
 - Unit 501: the stain in the MBr/Bath was looked at. Dan D'Angelo was contacted. Andy stated it is not getting worse. Vic commented that when someone returns to D'Angelo unit and to 501; this is to be worked out between them. No further action to be taken by the Board.
 - The trash will be moved to once a week on May 1st
 - The annual fire extinguisher check went okay
 - Advanced Roofing proposed approximately a \$3500 cost to redo the roof on the electric room and the dumpster room. This will be Advanced Roofing's final check of the roof as they are not located on the west coast anymore. Joe has costs from other roofing companies to provide the maintenance checks. Have till fall to obtain a vendor. Ben to find out who installed the Cascades roof for possible vendor.
 - Turtle season: will set lights tomorrow: use 25 watt bulbs first. Ben motioned to go with 40 watt under building; Brace seconded; passed unanimously. When obtained from a vendor, the 40 watt bulbs will replace the 25 watt bulbs under the building
 - Stationing of the elevator: Brace made a motion to leave the elevator on the 2nd floor year round. Ben seconded; passed unanimously
 - Hurricane procedures are on the inside janitorial room.
 - No engineering report yet. Have been keeping SW Florida and Elias Brothers informed in addition to Ben and the painting committee

4) **President's Report: Vic B.:** Thanked all for wishes while in hospital. There are 4 topics coming up that will be time consuming.

5) **Treasurer's Report: Al B.:** Al reported \$82000 in checking; Received \$75 for the tree trimming; Will be ok with insurance payment

6) Old Business:

A) Report on meeting with Beach Raking vendor and reconsideration of Beach Raking contract: Ben spoke with the beach raker. Some agreed that there was an improvement with the raking. Ben made a motion to continue raking the beach through October and to revisit it in the first meeting; Pete seconded; passed unanimously. Ben and Norm took sand below the cap to make it easy on the raker to pull it out.

B) Report of Cleaning Services Review Committee and action on their recommendations: Joe and Sherry scrubbed the pool furniture on Monday

- Require clean towels used each time
- Cleaner mop head needed
- Request the use of TSP cleaning product
- Use of clean water on the floors; Joe to obtain an extra mop/bucket, etc.
- Simple Green used as needed
- When obtain roofing contract, they will take over the roof cleaning
- Shuffleboard is very difficult to keep clean; need strong chlorine and scrub gently
- Request the cleaners begin to incorporate the requests of cleaning committee report
- Some items not agreed upon; revisit in future meeting

C) Any other appropriate old business.

7) New Business:

A) **Report of Painting Project committee:** Ben T.: Ben states that they are at a standstill; project to take off in the fall.

B) **Consideration of proposal to give the VP of Facilities authority to contract for Painting Project without further BoD action:** Pete made a motion to authorize Ben to choose the vendor, sign the contract and get underway without further

Board action and not to exceed \$105,000. Brace seconded; passed unanimously

- C) **Consideration of proposal to authorize a NON-EMERGENCY SPECIAL ASSESSMENT on the order of \$1500 per unit to cover possible Painting Project overrun costs due to required structural concrete repairs. Any such assessment will be iaw By-Laws Section 5.6 which states that “The funds collected must be spent for the stated purposes(s) or returned to the members...”**

Motion made by Pete to propose a non emergency special assessment in the amount of \$1500; and to split this assessment into two payments. October 1st is first payment due of \$750. December 1st is second payment due of \$750; Brace seconded; passed unanimously.

- D) Complete planning for summer season: Completed at this time.

- E) Any other appropriate new business: Ann Stapinski’s request for hard floors (tile with Proflex 90 underlayment) in her living/dining area.

Vic gave history behind the various flooring laid at Strandview. Discussion ensued. Pete made a motion to turn down Ann’s request; Al seconded; Motion to turn down was approved with Al, Ben, and Pete in favor; Vic and Brace opposed. Vic suggested approving request at owner meeting in January. Ann asked how to get this to special owner meeting status; Vic explained the 3 avenues she could go to obtain that.

- F) Key to lock box: Will pass key to Brace for emergency; Ben suggested giving Jim keys to the electrical and maintenance doors so that 2 people on site have keys to let in vendors if needed. Brace will make a set for Jim.

- 7) Adjourn:** Meeting adjourned at 10:25 am; motion to adjourn made by Pete, seconded by Brace, passed unanimously